

**SPECIAL MAGISTRATE HEARING
City Commission Meeting Room
Special Magistrate Karen Zann, Presiding
January 20, 2005
9:00 A.M. – 10:45 A.M.**

Staff Present:

Eve Bazer, Administrative Assistant
Assistant City Attorney
Dick Eaton, Secretary
Leonard Ackley, Community Inspections Officer
Peggy Burks, Community Inspections Officer
Mike Champion, Community Inspections Officer
Andre Cross, 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
Karl Lauridsen, Community Landscape Officer
Gilbert Lopez, Community Inspections Officer
Skip Margerum, Community Inspections Officer
Maurice Murray, Community Code Supervisor
Todd Nobles, Community Inspections Officer
Cheryl Pingitore, Community Inspections Officer
Maria Christine Roque, Community Inspections Officer
Waynette Smith, Occupational License Inspector
Ursula Thime, Community Inspections Officer

Also Present:

*Charles Crawson, CE04071014
*J.M. Dunn, CE04071014
*Glenda Laird, CE04081444
Marie Ireland, CE04071617
Otis Allen, CE04110444
Scott Stringham, CE04090710
Michael Ferreira, CE04081915
Edward Ramos, CE04122007
*Nancy Glickman, CE04070923
*Jesus Leon, CE04080600
Elliott Bressloer, CE04080792
Thomas Andrew, CE04122007
Patrick Whitley, CE04110951

Bisan Amin, CE04051866
*Jenni Morejon, CE04071014
Michael Wolf, CE04121784

*Massey Hearing

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

The meeting was called to order at 9:00 A.M. Ms. Zann introduced herself and explained her role in ensuring adherence with the City's codes. She also pointed out that the proceedings were being recorded.

Reference CE04122007

Edward & Gladys Ramos
1105 Southwest 15th Terrace

Sec. 47-21.12 A.5: Required replacement for tree removal

Ms. Bazer announced that certified mail had been accepted on December 30, 2004.

Mr. Karl Lauridsen, Community Landscape Officer, testified that replacement was required for tree removal on permit #04080183. Inspector Lauridsen noted that he originally cited the property for removing a tree from the City right-of-way without a permit and for tree abuse on another tree on the property. The tree removed from the right-of-way had a trunk diameter of 38" and the abused tree had a trunk diameter of 27". Inspector Lauridsen submitted copies of the after-the-fact permit showing the replacement requirements that the respondent had signed and recommended compliance within 30 days or a fine of \$250 per day.

Mr. Edward Ramos, respondent, stated that he was willing to work with the City. He claimed that he never received proper notice of the violation.

Mr. Thomas Andrew, Vice President of the Riverside Park Residents Association, read a prepared statement concerning the case:

"We're here to seek justice for two magnificent oak trees that were needlessly slaughtered. First, let me note that our advocacy is 'deeply rooted', so to speak, in our twenty years of hard work planting three hundred trees in our neighborhood, thirty of them of 8" caliper or more, and in our neighborhood compatibility standards, working with developers to preserve and plant large caliper trees. In this case, the first tree, 30", was cut down without a permit and the property owner cited, I believe. It might have been argued that no one knew of Fort Lauderdale's tree protection ordinances, although the contractor at least, should certainly have known.

But the second tree, another 27" of trunk caliper, supporting another grand canopy, was cut down with full knowledge in overt defiance of Fort Lauderdale's tree protection ordinances. I understand that the prescribed remedy for killing 65" of caliper, valued at between eighty and a hundred thousand dollars, is a mere 42" at perhaps ten thousand dollars of replacement. This is a minimal remedy, more than fair, and it needs to be executed. We're watching, the City is watching, property owners and contractors are watching, to see if disregard for Fort Lauderdale tree protection ordinances are taken seriously."

Ms. Zann found in favor of the City and ordered compliance within 30 days or a fine of \$250 per day would be imposed.

Reference CE04070923

Maria Salas & Emma Lucena
311 Florida Avenue

Massey Hearing

Ms. Bazer announced that this case was originally heard on October 21, 2004 with compliance ordered by November 21, 2004. The property was complied and fines had accrued in the amount of \$ 1,400.

Ms. Nancy Glickman, daughter of Maria Salas, stated that the property had been sold but records did not reflect this yet. When the property was cited, the new owner was in the process of making the repairs. Ms. Salas requested on behalf of her mother that the fines be abated.

Mr. Andre Cross, Community Inspections Officer, stated that he had no objection to abatement of the fine.

Ms. Zann abated the fine.

Reference CE04080600

Jesus Martinez
3401 Southwest 16th Street

Massey Hearing

Ms. Bazer announced that this case was originally heard on November 18, 2004 with compliance ordered by November 25, 2004 and December 18, 2004. Two of the original four violations were now complied and two were not, and fines had accrued in the amount of \$2,275.

Mr. Jesus Martinez explained that he had repaved the driveway; he had ruined the ground cover by parking on the lawn while repairing the driveway.

Mr. Andre Cross, Community Inspections Officer, explained that Mr. Martinez still had to replace the ground cover. He was aware that Mr. Martinez was having difficulty affording

the ground cover replacement. Inspector Cross recommended that the fine not be imposed and a 30-day extension be granted to allow Mr. Martinez to get the ground cover replaced. Once the property was complied, Mr. Martinez could reappear and request reduction or abatement of the fine.

Ms. Zann granted a 30-day extension.

Reference CE04081915

Michael Ferreira
1019 Northwest 11th Place

Sec. 9-279(f): Pool filled with uncirculating, stagnant water; Sec. 9-281(b): Overgrowth and inoperable, unlicensed vehicles on property

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

Ms. Cheryl Pingitore, Community Inspections Officer, testified that the pool was filled with uncirculating, stagnant water and there were unlicensed, inoperable vehicles, trash and overgrowth on the property. She stated that she had originally cited the property in August 2004 and had spoken with the owner several times. Inspector Pingitore presented photographs of the property, a copy of the Notice of Violation, a history of the property, the inspection report, and the hearing notice.

Mr. Michael Ferreira, owner, explained that a large tree had fallen during one of the hurricanes; he had obtained removal estimates ranging from \$5,000 to \$10,000. He had recently lost his job and could not afford to have the tree removed. The tree had caused the damage to the pool pump as well. Mr. Ferreira had been cutting up the tree and putting sections out for City collection once per month. Inspector Pingitore had determined that Mr. Ferreira could put larger bundles out for collection. He felt he could clear the pool area in 60-90 days, but complete removal of the tree debris would take much longer.

Inspector Pingitore admitted it would take a very long time for Mr. Ferreira to complete the tree removal and recommended compliance with Section 9-279(f) within 90 days or a fine of \$25 per day and with Section 9-281(b) within 180 days or a fine of \$25 per day.

Ms. Zann found in favor of the City and ordered compliance with Section 9-279(f) within 90 days or a fine of \$25 per day would be imposed and with Section 9-281(b) within 180 days or a fine of \$25 per day would be imposed.

Reference CE04081444

Right Smart Investment Group
1812 Southwest 11th Court

Massey Hearing

Ms. Bazer announced that this case was originally heard on September 16, 2004 with compliance ordered by October 31, 2004. The property was complied and fines had accrued in the amount of \$1,200.

Ms. Glenda Laird, owner, stated that there were tenants on the property who had not paid rent since August; she was trying to sell the property and could not afford to pay the fine. She asked that the fine be abated.

Ms. Deborah Haskins, Community Inspections Officer, confirmed through Inspector Mullarkey's records that Ms. Laird had been unable to gain entry to the property. The fines had run from October 29, 2004 to November 18, 2004, when an extension was granted to December 30, 2004. Ms. Laird had called in time for the extension but the City could not accommodate her case on the agenda any sooner than November 18. The fines had then run from December 30, 2004 to the compliance date: January 6, 2005.

Mr. Maurice Murray, Community Code Supervisor, felt that Ms. Laird had tried to act in time, but also felt the City should collect 10% of the fine to cover administrative costs.

Ms. Zann abated the fine.

Reference CE04121784

Esposito Enterprises, Inc.
2910 East Sunrise Boulevard

Sec. 15-28: Required occupational license

Ms. Bazer announced that certified mail addressed to the owner and the registered agent had both been accepted on December 30, 2004; certified mail addressed to an officer of the company had been accepted on January 4, 2005.

Ms. Waynette Smith, Occupational License Inspector, testified that the company was engaging in business without first obtaining the required occupational license. Inspector Smith had spoken this morning with the owner's attorney, who requested a 30-day continuance to contact the tenant, Triple A Scooters, to pursue eviction proceedings. The attorney for Triple A Scooters was present at the hearing as well. Inspector Smith presented a copy of the Notice of Violation and recommended a 30-day continuance to allow eviction proceedings against the tenant.

Mr. Michael Wolf, attorney for the tenant, did not object to the continuance.

Ms. Zann granted a 30-day continuance.

Reference CE04090710

Sunrise Sport Cars, Inc.
1800 West Sunrise Boulevard

Sec. 47-19.9 A.2: Outside storage

Ms. Bazer announced that certified mail addressed to the owner and the registered agent had both been accepted on January 8, 2005.

Mr. Robert Guilford, Community Inspections Officer, presented a copy of his inspection report and stated that he had a problem with his charging document and requested a continuance to February 3, 2005.

Mr. Scott Stringham, owner, stated that he did not object to the continuance.

Ms. Zann granted a continuance to February 3, 2005.

Reference CE04051866

Abdul El & Fathia Homsy
1563 West Sunrise Boulevard

Sec. 24-29(a): Garbage accumulated around dumpster; Sec. 47-19.4 D.4: Dumpster in disrepair; Sec. 47-19.4 D.7: No water supply and drain for dumpster; Sec. 47-19.4 D.8: Open dumpster enclosure gates; Sec. 47-20.20 H: Parking area in disrepair; Sec. 47-22.6 E.1: Unpermitted sign on property; Sec. 47-34.3 C: Unpermitted banner sign on property; Sec. 47-19.4 F.3: Required landscaping

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

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there was garbage accumulated around the dumpster; the dumpster enclosure was in disrepair; the dumpster slab lacked the required water facilities and drain; dumpster enclosure gates were left open after service; the parking lot was in disrepair with faded stripes and potholes; there was an unpermitted sign in the City right-of-way; there was an unpermitted banner on the building and required landscaping between the enclosure and street was missing.

Inspector Haskins stated that she had originally cited the property in April and had made several visits to the property since then. She presented a file comprising copies of the inspection report, the Special Magistrate report, a history of the property and photographs of the property and recommended compliance with all Sections within 30 days or a fine of \$100 per day, per violation.

Ms. Bisan Amin, owner, stated that she had been out of the country for four months. The manager had performed some clean up at the property and Ms. Amin requested additional time to finish.

Ms. Zann found in favor of the City and ordered compliance with all Sections within 30 days or a fine of \$100 per day, per violation would be imposed.

Reference CE04071014

Fiesta Hospitality LLC
1830 South Federal Highway

Request for Extension

Mr. Charles Crawson, attorney for Fiesta Hospitality, requested an additional two weeks to finish the job.

Mr. Todd Nobles, Community Inspections Officer, stated he had no objection to the extension.

Ms. Zann granted a 14-day extension.

Reference CE04071617

Belcourt Properties, LLC
905 Northeast 17th Avenue

Sec. 9-306: Peeling paint/stained surfaces;
Sec. 18-27(a): Trash on property;
Sec. 47-20.20 H: Parking area in disrepair;
Sec. 9-329(a): Required certificate of boarding

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

Ms. Ursula Thime, Community Inspections Officer, testified that the buildings were in need of paint and the awnings and doors were dirty; the parking lot was deteriorated, cracked and uneven and there was a structure on the property that had been boarded for more than 6 months without a board up certificate; Section 18-27(a) was complied. She presented photographs, a fax from the management company, and an inspection history of the property and recommended compliance with Sections 9-306, 47-20.20 H and 9-329(a) within 90 days or a fine of \$100 per day, per violation.

Ms. Marie Ireland, property manager, stated that the tenants were in the process of moving out; the owner intended to demolish the property for town home development. She presented a copy of an estimate for demolition. The contractor could not apply for a demolition permit until the last tenant moved out, which should occur at the end of February. Ms. Ireland was not sure how long it would take to obtain the permit and then perform the demolition; she felt six months would be a realistic time period.

Mr. Maurice Murray, Community Code Supervisor, stated that the City wanted to allow 90 days for the violations to be complied, not to perform demolition.

Ms. Zann found in favor of the City and ordered compliance with Sections 9-306, 47-20.20. H and 9-329(a) within 90 days or a fine of \$100 per day, per violation would be imposed.

Reference CE04110951

Patrick Whitley
714 Northeast 16th Avenue

Sec. 9-281(b): Unlicensed, inoperable vehicles on property; Sec. 18-27(a): Overgrowth on property

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

Ms. Ursula Thime, Community Inspections Officer, testified that there were unlicensed, inoperable vehicles on the property and the property was overgrown. Inspector Thime had run the license tag from Mr. Whitley's Mercedes and the number was not on file; the decal was on file and belonged to a Mercedes. She presented a copy of the inspection report and photographs of the property. Ms. Zann confirmed with Mr. Whitley that the car was drivable.

Mr. Patrick Whitley, owner, stated that currently the car was in much better shape. The other cars that had been present belonged to guests. The condition of the yard was due to the ongoing installation of a new sewer line and the guests' parking on the lawn. Mr. Whitley felt it would take 60 days to have the sewer line inspected. He felt it would take a week to get the correct plate for the car.

Ms. Zann found in favor of the City and ordered compliance with Section 8-281(b) within 7 days or a fine of \$100 per day or the vehicle would be towed and with Section 18-27(a) within 60 days or a fine of \$25 per day would be imposed.

Reference CE04110444

O.C. & Myrtice Allen
1119 Northwest 23rd Terrace

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

Ms. Bazer announced that certified mail had been accepted on December 30, 2004.

Ms. Peggy Burks, Community Inspections Officer, testified that there was an unlicensed, inoperable black Cadillac on the property. She presented copies of the Notice of Violation, the Courtesy Notice, and photographs of the property and recommended compliance within 7 days or a fine of \$100 per day or the vehicle would be towed.

Mr. Otis Allen, owner, stated that the tenants had lied to him about the condition of the vehicle. He agreed to have the vehicle towed.

Ms. Zann found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day would be imposed or the vehicle would be towed.

Reference CE04121529

D. Bidiyanauth & Leila Nath
1129 Northeast 15th Street

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

Ms. Bazer announced that certified had been accepted on January 8, 2005.

Mr. Burt Fletcher, Community Inspections Officer, testified that there was an unlicensed, inoperable white Chevrolet stored on the property. He presented photographs of the property and recommended compliance within 7 days or a fine of \$100 per day or the vehicle would be towed.

Ms. Zann found in favor of the City and ordered compliance within 7 days, or a fine of \$100 per day would be imposed or the vehicle would be towed.

Reference CE04121733

Rovic Properties Inc.
2700 Davie Boulevard

Sec. 18-27(a): Trash and overgrowth on property;
Sec. 24-27(f): Dumpster lids left open;
Sec. 47-34.1 A.1: Permitted uses: outside displays; Sec. 9-281(b): Unlicensed, inoperable vehicles on property

Ms. Bazer announced that certified mail addressed to the owner and an officer of the company had both been accepted (no date on card); certified mail addressed to the registered agent had been accepted on December 29, 2004; certified mail addressed to the lessee had been accepted on December 30, 2004, and personal service had been made to John Langille by Inspector Fletcher on December 27, 2004.

Mr. Burt Fletcher, Community Inspections Officer, testified that the property and swale were overgrown and strewn with trash; tires were being displayed outside on the property and there were several unlicensed, inoperable vehicles on the property, including, but not limited to: a brown Chevrolet pick up and a white van; Section 24-27(f) was complied. Inspector Fletcher presented photographs of the property and recommended: compliance with Section 18-27(a) within 7 days or a fine of \$25 per day; compliance with Section 47-34.1 A.1 within 7 days or a fine of \$100 per day; compliance with Section 9-281(b) within 7 days or a fine of \$100 per day or the vehicle would be towed.

Ms. Zann found in favor of the City and ordered:

- compliance with Section 18-27(a) within 7 days or a fine of \$25 per day;
- compliance with Section 47-34.1 A.1 within 7 days or a fine of \$100 per day;

- compliance with Section 9-281(b) within 7 days or a fine of \$100 per day or the vehicle would be towed.

Reference CE04081818

Elvyn Rodriguez & Virginia Bostic
428 Southwest 24th Avenue

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

Ms. Bazer announced that certified mail had been accepted (no date on card).
Ms. Peggy Burks, Community Inspections Officer, testified that there was an unlicensed, inoperable tan van on the property. She presented copies of the Courtesy Notice, the Notice of Violation, and photographs of the property and recommended compliance within 7 days or a fine of \$100 per day or the vehicle would be towed.

Ms. Zann found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day would be imposed or the vehicle would be towed.

Reference CE04100541

Sydney Brown
2309 Northwest 15th Street

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

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

Ms. Peggy Burks, Community Inspections Officer, testified that there were several unlicensed, inoperable vehicles on the property, including, but not limited to a Black Cadillac. Mr. Brown had spoken with Inspector Burks and told her that the Cadillac had been removed; Inspector Burks wanted time to confirm the car's removal. She presented photographs of the property and recommended compliance within 7 days or a fine of \$100 per day or the vehicle would be towed.

Ms. Zann found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day would be imposed or the vehicle would be towed.

Reference CE04111636

Victoria Development Group LLC
512 Northeast 12th Avenue

Sec. 47-22.3 U.1: Non-permitted sign on property; Sec. 18-27(a): Trash on property

Ms. Bazer announced that two certified mailings to the owners and one to the registered agent had all been accepted on December 29, 2004

Ms. Ursula Thime, Community Inspections Officer, testified that there was a non-permitted, freestanding sign measuring over 480 square inches on the property and there was trash on the property and swale. Inspector Thime had explained the violation to a representative

of the construction company. She presented photographs of the property and recommended compliance with both Sections within 7 days or a fine of \$50 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance with both Sections within 7 days or a fine of \$50 per day, per violation would be imposed.

Reference CE04080792

Susan & Elliott Bressloer
2751 Northeast 55th Street

Sec. 9-306: Stained surfaces;
Sec. 47-21.8 A: Yard overgrown and bare in areas and bushes are overgrown

Ms. Bazer announced that certified mail had been refused by the owner (no date on card) and personal service had been made by Inspector Stockinger (no date).

Ms. Debra Haskins, Community Inspections Officer, requested a continuance to the March 17, 2005 hearing date.

Ms. Zann granted a continuance to March 17, 2005.

Reference CE04111475

Calvin & Darlene Twensey
620 East Dayton Circle

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

Ms. Bazer announced that certified mail had been accepted on January 4, 2005

Mr. Andre Cross, Community Inspections Officer, testified that there was an unlicensed, inoperable red Firebird stored on the property. He presented copies of the inspection report, the Notice of Violation, and photographs of the property and recommended compliance within 7 days or a fine of \$100 per day or the vehicle would be towed.

Ms. Zann found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day would be imposed or the vehicle would be towed.

Reference CE04101957

NBT Holdings Co.
1460 Southwest 28th Street

Sec. 9-281(b): Trash and overgrowth on property; Sec. 47-21.8: Missing ground cover;
Sec. 9-279(f): Improperly connected plumbing;
Sec. 9-280(h)(1): Fence in disrepair;
Sec. 9-280(h)(2): Outside storage

Ms. Bazer announced that certified mail addressed to the owner, an officer of the company and the company director had all been accepted (no date on cards).

Mr. Todd Nobles, Community Inspections Officer, testified that there was trash and overgrowth on the property; there were areas of missing ground cover; the fence was in disrepair and there was outside storage on the property; Section 9-279(f) was complied. He presented a copy of the inspection report and photographs of the property and recommended compliance with Sections 9-281(b), 47-21.8, and 9-280(h)(2) within 14 days or a fine of \$25 per day, per violation, and with Section 9-280(h)(1) within 30 days or a fine of \$25 per day.

Ms. Zann found in favor of the City and ordered compliance with Sections 9-281(b), 47-21.8, and 9-280(h)(2) within 14 days or a fine of \$25 per day, per violation would be imposed, and with Section 9-280(h)(1) within 30 days or a fine of \$25 per day would be imposed.

Reference CE04111152

Calman Parker
420 Southeast 22nd Street

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

Ms. Bazer announced that certified mail had been accepted on January 3, 2005.

Mr. Todd Nobles, Community Inspections Officer, testified that there was an unlicensed, inoperable black trailer on the property. He presented a copy of the inspection report and photographs of the property and recommended compliance within 7 days or a fine of \$100 per day, or the vehicle would be towed.

Ms. Zann found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day would be imposed, or the vehicle would be towed.

Reference CE04081598

Mortgage Electronic Regulation Systems
1145 Northwest 5th Avenue

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

Ms. Bazer announced that certified mail had been accepted on December 30, 2004.

Ms. Deborah Haskins, Community Inspections Officer, testified that the building had been boarded for more than 6 months without obtaining a certificate of boarding; she had learned that the permit had been issued but the property had not yet been inspected. She presented copies of the inspection report and the Notice of Violation, and photographs of the property and recommended compliance within 14 days or a fine of \$100 per day.

Ms. Zann found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day would be imposed.

Reference CE04110930

William Meyers
1046 Northwest 8th Avenue

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

Ms. Bazer announced that certified mail had been accepted on January 18, 2005.

Ms. Deborah Haskins, Community Inspections Officer, testified that there was an unlicensed, inoperable brown GMC van and silver 4-door sedan on the property. She presented copies of the inspection report and the Notice of violation and photographs of the property and recommended compliance within 7 days or a fine of \$100 per day, or the vehicle would be towed.

Ms. Zann found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day would be imposed, or the vehicle would be towed.

Reference CE04080558

Lawrence & Cheryl Nelson
1305 Chateau Park Drive

Sec. 9-281(b): Unlicensed, inoperable vehicle on property; Sec. 18-27(a): Trash and overgrowth on property

Ms. Bazer announced that certified mail had been returned unclaimed on December 17 and 22, 2004 and on January 1, 2005.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there was an unlicensed, inoperable blue Oldsmobile on the property and the property was strewn with trash and overgrown. Inspector Pingitore had visited the property three times since October 2004. She presented copies of the inspection report, the Special Magistrate Notice, the property history and photographs of the property and recommended compliance with Section 9-281(b) within 7 days or a fine of \$100 per day, or the vehicle would be towed and with Section 18-27(a) within 7 days or a fine of \$100 per day.

Ms. Zann found in favor of the City and ordered compliance with Section 9-281(b) within 7 days or a fine of \$100 per day would be imposed, or the vehicle would be towed and with Section 18-27(a) within 7 days or a fine of \$100 per day would be imposed.

Reference CE04081111

Joseph Emmanuel
1701 Northwest 15th Avenue

Sec. 47-34.1 A.1: Permitted uses: commercial truck stored on property, Sec. 9-281(b): Unlicensed, inoperable vehicle on property; Sec. 18-27(a): Trash on property

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

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there was trash scattered on the property; Sections 47-34.1 A.1 and 9-281(b) were complied. She presented copies of the Special Magistrate Notice, the inspection report and case history and photographs of the property and recommended compliance with Section 18-27(a) within 7 days or a fine of \$100 per day.

Ms. Zann found in favor of the City and ordered compliance with Section 18-27(a) within 7 days or a fine of \$100 per day would be imposed.

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:

CE04031463	CE04080998	CE04100213	CE04120405
CE04120506	CE04121121	CE04121155	CE04110146
CE04110447	CE04110952	CE04121239	CE04082421
CE04091194	CE04101956	CE04102178	CE04102183
CE04120957	CE04120958	CE04121134	CE04110052
CE04110053	CE04110691	CE04110692	CE04110922
CE04110928	CE04080779	CE04090977	CE04100291
CE04101422	CE04101428	CE04101701	CE04120580
CE04121551	CE04101251	CE04100302	CE04110742
CE04100152			

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:

CE04090579	CE04110440	CE04111085	CE03102513
CE04090277	CE04091005	CE04100586	CE04100776
CE04070696	CE04071260	CE04120335	

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:

CE01100530

Approved for Claim of Lien

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

CE04050813	CE04060063	CE04071862	CE04071980
CE04082393	CE04090236		

There being no further business, the hearing was adjourned at 10:45 a.m.

Special Magistrate

ATTEST:

Clerk, Special Magistrate