

SPECIAL MAGISTRATE HEARING
City Commission Meeting Room
Special Magistrate Meah Tell, Presiding
March 17, 2005
9:00 A.M. – Noon

Staff Present:

Eve Bazer, Administrative Assistant
Assistant City Attorney
Dick Eaton, Secretary, Special Magistrate
Peggy Burks, Community Inspections Officer
Michael Champion, Community Inspections Officer
Andre Cross, Community Inspections Officer
Burt Fletcher, Community Inspections Officer
John Gossman, 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
Linda Nigg, Occupational License Inspector
Cheryl Pingitore, Community Inspections Officer
Rose Reed, Community Inspections Supervisor
Waynette Smith, Occupational License Inspector
Ursula Thime, Community Inspections Officer

Also Present:

Rosina Hepworth, Owner, CE04121462
Mary Andrews, Owner, CE05020027
Peter Feldman, Owner, CE04051164
Albert Yokana, Manager/Owner, CE05020237
Desmond McFarlane, Owner, CE04122351
Edward Ramos, Owner, CE05010598
*Carlos, Plaza, Owner, CE00011379
Wilson Pierre, Owner, CE05020340
Benjamin Thomas, Owner, CE04122210
Renee Serena Thomas, Daughter, CE04122210
Paul Hyman, Executive Director, CE04061942
Nicole Martin, Operations Manager, CE04061942
* Bisan Amin, CE04051866
Giuseppe Urso, Owner, CE04121784
Holly Aliprandi, Attorney, CE04121784

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Eira Taylor, Property Manager, CE04071020

John Dorenkott, Owner, CE04111295

*Jesus Martinez, Owner, CE04080600

*Jimmy Llaque, Owner, CE04091524

Scott Sweigart, Attorney, CE05011656

Cynthia Bulk, Daughter/Owner, CE04120247

*Daniel Tantleff, Attorney, CE99100416

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

Ms. Bazer announced that the City was requesting continuances for the following three cases:

Reference CE04090277

Jill Dobrinsky
326 Northeast 23rd Avenue

Request for Continuance to 4/7/05

Ms. Tell continued the case to April 21, 2005.

Reference CE04111075

Stephen & Patricia Stella
2170 Tanbark Lane

Request for Continuance to 5/5/05

Ms. Tell continued the case to May 5, 2005.

Reference CE05021334

Stephen & Patricia Stella
2230 Tanbark Lane

Request for Continuance to 5/5/05

Ms. Tell continued the case to May 5, 2005.

Reference CE99100416

Aida Investments Inc.
323 Southwest 6th Street

Massey Hearing

Ms. Bazer announced that this case was first heard on November 4, 1999 with compliance ordered by December 4, 1999. The property was complied on August 22, 2001 and fines had accrued in the amount of \$156,500.

Mr. Daniel Tantleff, attorney for the owner, stated that this case had been dismissed some months ago. He also produced two letters from the City with conflicting compliance dates and fine amounts. Ms. Bazer stated she had discussed possible outcomes of the case with the City and the City had rejected dismissal of the case as an option.

Mr. Tantleff asked Ms. Tell to continue the case until the City could produce information pertaining to the case. Ms. Tell agreed.

Ms. Tell continued the case to May 19, 2005.

Reference CE04051866

Abdul & Fathia El Homsy
1563 West Sunrise Boulevard

Massey Hearing

Ms. Bazer announced that this case was first heard on January 20, 2005 with compliance ordered by February 19, 2005. The property was not complied and fines had accrued in the amount of \$2,500.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that 1 of the original 8 violations; 47.20.20 H was still not complied and fines were still running.

Ms. Bisan Amin, owner, stated she had sent a certified letter explaining that the City was still working on her property. Inspector Pingitore confirmed that the WaterWorks 2010 project was working on Ms. Amin's property. She agreed that Ms. Amin should wait until the work being done by the City was completed before she made repairs to the parking area but explained that the Special Magistrate order only required Ms. Amin to obtain a permit. If Ms. Amin had applied for the permit in January, she would have obtained the permit and never been fined. Ms. Tell confirmed that the order required Ms. Amin to obtain a permit by February 19, 2005.

Ms. Amin explained that she felt the City should pay for the permit and the repair work since they had caused the damage. She said that City employees had been in her store and told her husband that no permit was needed for striping and her husband was therefore resisting the idea of applying for the permit. Ms. Tell told Ms. Amin to bring her

lawyer to the hearing. Ms. Tell suggested the case be continued to allow Ms. Amin to obtain the permit.

Ms. Tell continued the case to May 19, 2005.

Reference CE00011379

Carlos & Maria Plaza
1126 Northeast 1st Avenue

Massey Hearing

Ms. Bazer announced that this case was first heard on September 7, 2000 with compliance ordered by September 28, 2000. The property was complied on April 17, 2001 and fines had accrued in the amount of \$15,000.

Mr. Carlos, Plaza, owner, explained the course of events. Mr. Skip Margerum, Community Inspections Officer, confirmed that the property was complied on April 17, 2001 and did not recall any extenuating circumstances. Mr. Plaza said the addresses the City used were incorrect – his address was 1128 Northeast 1st Avenue. Ms. Tell determined that Mrs. Plaza did sign for the Notice of Violation. Mr. Plaza admitted he could not prove he had made all repairs before the April 17, 2001 compliance date.

Ms. Tell signed the order to impose the fine.

Reference CE04080600

Jesus Martinez
3401 Southwest 16th Street

Massey Hearing

Ms. Bazer announced that this case was first heard on November 18, 2004 with compliance ordered by November 25, and December 18, 2004. The property was complied and fines had accrued in the amount of \$1,825.

Mr. Jesus Martinez, owner, stated that everything was now complied. He told Ms. Tell that he had experienced financial difficulty paying for the repairs.

Mr. Andre Cross, Community Inspections Officer, confirmed that Mr. Martinez had experienced financial problems and did not object to a reduction of the fine.

Ms. Tell reduced the fine to \$456.

Reference CE04091524

Jimmy & Gisella Llaque
6732 Northwest 29th Way

Massey Hearing

Ms. Bazer announced that this case was first heard on December 16, 2004 with compliance ordered by January 15, 2005. The property was complied and fines had accrued in the amount of \$1,500.

Mr. Jimmy Llaque, owner, said the property was actually complied on January 14, 2005 but he had not called Inspector Margerum to reinspect the property.

Mr. Skip Margerum, Community Inspections Officer, stated that he had spoken with Mr. Llaque several times but had not heard from him when repairs were completed.

Ms. Tell reduced the fine to \$375 and signed the order to impose the fine.

Reference CE04122351

Desmond McFarlane
901 Northwest 3rd Avenue

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

Ms. Bazer announced that certified mail addressed to the owner was accepted on February 16, 2005.

Mr. Skip Margerum, Community Inspections Officer, testified that there was trash on the property and swale. Inspector Margerum presented a copy of the Notice of Violation and photos of the property that were admitted into evidence as City composite exhibit 1.

Mr. Desmond McFarlane, owner, stated that he had already complied; Inspector Margerum said he would need time to reinspect and confirm this.

Ms. Tell found in favor of the City and ordered compliance within 7 days or a fine of \$25 per day would be imposed.

Reference CE05011656

6400 Building LLC
6400 North Andrews Avenue
Attorney's Land Title Inc., DBA American Fidelity Title

Sec. 15-28: Required occupational license

Ms. Bazer announced that certified mail addressed to the registered agent and manager had both been accepted on February 23, 2005.

Ms. Linda Nigg, Occupational License Inspector, testified that the company was engaged in business without an occupational license. She presented a photo of the property, a copy of the company's ad in the telephone book and a copy of the company's license that were admitted into evidence as City composite exhibit 1.

Mr. Scott Sweigart, attorney and tenant, stated that they were legally incorporated in Florida as Attorney's Land Title Inc. doing business as American Fidelity Title, a fictitious trade name recorded with the state. He presented a copy of American Fidelity Title's occupational license. Ms. Tell pointed out that the name on the marquee and on the door did not match the name on the occupational license. Mr. Sweigart presented papers explaining the fictitious name and the fact that there was only one business operating under one charter; these were admitted into evidence as respondent's composite exhibit 1. Ms. Tell informed Mr. Sweigart that the occupational license must be in the same name as the DBA. Mr. Sweigart felt this would conflict with insurance laws, as they already had an occupational license under the American Fidelity title. Inspector Nigg did not feel there would be a problem applying for a license under another name. Mr. Sweigart said he had been trying for two years to obtain an occupational license under the name "Attorney's Land Title Inc., DBA American Fidelity Title" but had been unsuccessful. Mr. Sweigart felt it would not conflict with state insurance laws if they simply took the "Attorney's Land Title" name off of the building marquee and out of phone books.

Ms. Tell found in favor of the City and ordered compliance within 30 days or a fine of \$50 per day would be imposed.

Reference CE05020027

Mary Andrews
633 Northwest 1st Avenue

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

Ms. Bazer announced that certified mail addressed to the owner had been accepted on February 25, 2005.

Mr. Skip Margerum, Community Inspections Officer, testified that paint on the building was chipped and stained; the fence was in disrepair and there was trash on the property. Inspector Margerum presented a copy of the inspection report and photos of the property that were admitted into evidence as City composite exhibit 1.

Ms. Mary Andrews, owner, stated she had received the letter only two weeks ago. She was in the process of doing the work now and requested 2 more months to finish. Inspector Margerum did not object to allowing 60 days to comply.

Ms. Tell found in favor of the City and ordered compliance within 60 days or a fine of \$25 per day, per violation would be imposed.

Reference CE04120247

W.C. Jr. & F.J. Brewer
Revocable Living Trust
301 East Sunrise Boulevard

Sec. 18-27(a): Trash on property;
Sec. 47-21.8.A: Missing landscaping;
Sec. 47-22.9: Signs without permits;
Sec. 9-280(g): Electrical components in disrepair;
Sec. 9-306: Peeling paint/stained surfaces

Ms. Bazer announced that certified mail addressed to the owner had been accepted on February 17, 2005.

Ms. Deborah Haskins, Community Inspections Officer, testified that there was trash on the property; areas of the landscaping were dead and bare; there was a snipe sign on the wall of the building; there were exposed electrical fittings and light fixtures; paint on the building was dirty and the soffit was rotted. Inspector Haskins had spoken with the owner, who was unsure if she would rehabilitate the building or demolish it. She recommended ordering compliance with Sections 18-27(a), 47-22.9, and 9-280(g) within 7 days or a fine of \$50 per day and with Sections 47-21.8.A and 9-306 within 90 days or a fine of \$50 per day.

Ms. Cynthia Bulk, daughter of the owner, stated that she understood the violations but was unsure whether she was going to rehabilitate the building or demolish it. She agreed to keep in touch with Inspector Haskins.

Ms. Tell found in favor of the City and ordered compliance with Sections 18-27(a), 47-22.9, and 9-280(g) within 7 days or a fine of \$50 per day and with Sections 47-21.8.A and 9-306 within 90 days or a fine of \$50 per day would be imposed.

Reference CE04121462

Rosina Hepworth
516 Northwest 18th Avenue

Sec. 24-27(b): Garbage carts left in right-of-way;
Sec. 47-21.8 A: Missing ground cover;
Sec. 9-304(b): Maintenance of parking area

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

Ms. Ursula Thime, Community Inspections Officer, testified that there were areas of dead and missing ground cover on the property; Sections 24-27(b) and 9-304(b) were complied. Inspector Thime presented copies of the inspection report and Notice of Violation and photos of the property that were admitted into evidence as City composite exhibit 1.

Ms. Rosina Hepworth, owner, informed Ms. Tell that she was in the process of selling the house and wanted to be sure the property was reinspected before her closing on March 21.

She felt she could complete the ground cover repair within a day or so and asked Ms. Tell to set a short date for compliance and reinspection. Ms. Tell agreed.

Ms. Tell found in favor of the City and ordered compliance with Section 47-21.8 A within 7 days or a fine of \$50 per day would be imposed.

Reference CE04071020

Stonehenge Properties Inc.
2005 South Miami Road

Sec. 28-32(a): Not connected to City sewer system; Sec. 28-33(a): Not connected to City sewer system

Ms. Bazer announced that service was via the owner's appearance at this hearing. Ms. Rose Reed, Community Inspections Supervisor, testified that the building was not connected to the City's sewer system. The owner had pulled a permit but had not yet received a final inspection. Supervisor Reed recommended ordering compliance within 30 days or a fine of \$100 per day.

Ms. Eira Taylor, Property Manager, stated that she had been trying to contact the original inspector, Todd Nobles, but had been unsuccessful. They had never received confirmation from the City when the lateral had been dropped. She requested 60 days to schedule the work with her contractor.

Ms. Tell found in favor of the City and ordered compliance within 60 days or a fine of \$100 per day would be imposed.

Reference CE05020237

Castelane Lofts II LLC
801 Southeast 12th Court

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

Ms. Bazer announced that certified mail addressed to the owner, registered agent and manager had all been accepted on February 23, 2005.

Mr. Michael Champion, Community Inspections Officer, testified that there was trash and overgrowth throughout the property. He presented photos of the property and a copy of the inspection report that were admitted into evidence as City composite exhibit 1.

Mr. Albert Yokana, manager/owner, explained that they were in the process of demolishing the property; they had recently applied for a demolition permit. He felt he could have the property demolished within 30 days.

Ms. Tell found in favor of the City and ordered compliance within 30 days or a fine of \$50 per day would be imposed.

Reference CE04121784

Esposito Enterprises Inc.
2910 East Sunrise Boulevard

Sec. 15-28: Required occupational license

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

Ms. Waynette Smith, Occupational License Inspector, testified that the company was engaged in business without an occupational license. She informed Ms. Tell that the owner was working to clear up the problem and recommended ordering compliance within 90 days or a fine of \$100 per day.

Ms. Holly Aliprandi, attorney for the owner, agreed to obtain the license and call Inspector Smith to confirm.

Ms. Tell found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day would be imposed.

Reference CE05020340

Pierre & Jeanne Joassaint
1230 Northwest 16th Court

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 March 5, 2005.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there was an unlicensed, inoperable red Isuzu Impulse and maroon Dodge minivan on the property and overgrowth on the property. She presented photos of the property and copies of the inspection report, Special Magistrate notice and a history of the property and recommended ordering 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 10 days or a fine of \$50 per day.

Ms. Tell spoke with the owner, Mr. Wilson Pierre, in French and explained the violations and possible fines.

Ms. Tell found in favor of the City and ordered 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 10 days or a fine of \$50 per day would be imposed.

Reference CE04122210

Benjamin Thomas
1574 Northwest 6th Street

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

Ms. Bazer announced that certified mail had been accepted on February 17, 2005.

Mr. Burt Fletcher, Community Inspections Officer, testified that the building had been boarded for more than six months but was not boarded to City standards. He presented photos of the property to Ms. Tell and recommended ordering compliance within 30 days or a fine of \$25 per day.

Mr. Benjamin Thomas, owner, said he could not get a permit from the City to board the property himself; City employees had informed him a contractor must apply. He requested 30 days to have his contractor apply for the permit.

Ms. Tell found in favor of the City and ordered compliance within 30 days or a fine of \$50 per day would be imposed.

Reference CE04111295

John & Deborah Dorenkott
3333 Riverland Road

Sec. 47-34.1 A.1: Permitted uses;
Sec. 9-306: Peeling paint/stained surfaces;
Sec. 18-27(a): Trash on property

Ms. Bazer announced that certified mail addressed to the owner had been accepted on February 16, 2005.

Mr. Andre Cross, Community Inspections Officer, testified that there was outside storage of appliances and furniture on the property; the shed on the property was falling apart, and there was trash on the property. Inspector Cross presented photos of the property and a copy of the inspection report and history of the property to Ms. Tell.

Mr. John Dorenkott, owner, stated he had sold the property and the property should close on April 1, 2005. He requested 30 days to comply.

Ms. Tell found in favor of the City and ordered compliance within 30 days or a fine of \$50 per day, per violation would be imposed.

Reference CE04061942

Gay and Lesbian Community Center Request for Extension of Time
Of Greater Fort Lauderdale, Inc.
1717 North Andrews Avenue

Ms. Bazer announced that the community center was requesting an extension of time.

Mr. Paul Hyman, Executive Director of the center, requested additional time to resolve the parking issues. The building had been sold and the closing was scheduled for July 1. The new owner intended to demolish the building.

Ms. Deborah Haskins, Community Inspections Officer, noted that nothing concrete had been presented to the City pursuant to this sale. She did not want to keep granting extensions without any evidence of the sale. Mr. Hyman noted that they had received estimates of \$8,000 to \$12,000 to repair the parking area. He then presented Ms. Tell with a copy of the purchase agreement with the developer dated August 2004.

Ms. Nicole Martin, Operations Manager, stated that they had told Ms. Zann in December that they planned to ask the developers purchasing the property to help repair the parking lot but they had refused. Inspector Haskins recommended granting a 30-day extension; if the case were revisited, she wanted some proof that they were working to resolve the issue, such as an application for a permit. Mr. Hyman agreed to get a contractor to apply for a permit. He would also try to get the closing date moved up.

Ms. Tell granted a 60-day extension.

Reference CE05010598

Edward & Gladys Ramos Sec. 47-20.20 H: Parking area in disrepair
1103 Southwest 15th Terrace

Ms. Bazer announced that certified mail had been accepted on March 9, 2005 and personal service had been made by Inspector Thime on March 13, 2005.

Mr. Mike Champion, Community Inspections Officer, testified that the parking area was in disrepair. Inspector Champion presented a copy of the inspection report and photos of the property that were admitted into evidence as City composite exhibit 1 and recommended ordering compliance within 60 days or a fine of \$25 per day.

Mr. Edward Ramos, owner, stated he was waiting for a permit to be issued.

Ms. Tell found in favor of the City and ordered compliance within 60 days or a fine of \$25 per day would be imposed.

Reference CE04111085

Boysie Bhagwandeem
1229 Southwest 37th Avenue

Sec. 9-281(b): Outside storage on property

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

Mr. Gilbert Lopez, Community Inspections Officer, testified that a washer and dryer were stored outside on the property. He presented photos of the property and copies of the Notice of Violation and inspection report that were admitted into evidence as City composite exhibit 1 and recommended ordering compliance within 7 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance within 7 days or a fine of \$25 per day would be imposed.

Reference CE04030393

Woodrow Green
1040 Northwest 23rd Terrace

Sec. 9-280(b): Windows in disrepair;
Sec. 9-281(b): Rubbish, trash, and inoperable,
unlicensed vehicles on property; Sec. 9-306:
Peeling paint/stained surfaces; Sec. 9-308 (a):
Roof shingles in disrepair

Ms. Bazer announced that certified mail had been accepted on February 15, 2005 and personal service had been made by Inspector Ackley on February 19, 2005.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there were areas of chipped and peeling paint on the building and the roof had rot and was in general disrepair; Sections 9-280(b) and 9-281(b) were complied. She submitted photos of the property and copies of the Notice of Violation, Special Magistrate notice and inspection report that were admitted into evidence as City composite exhibit 1. Inspector Pingitore stated that she had met several times with Mr. Green and his wife. They were an elderly couple with no resources and Inspector Pingitore was trying to find someone to help them take care of the problems on the property. She requested 60 days and the "least fine" that Ms. Tell would consider. Ms. Tell suggested the case be continued.

Ms. Tell continued the case until April 21, 2005.

Reference CE04080189

Rufus & Carolyn Terry
1621 Northwest 18th Avenue

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

Ms. Bazer announced that personal service had been made by Inspector Margerum on March 12, 2005.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that the yard and swale were overgrown. Inspector Pingitore noted that she had first cited this property in August 2004 and the property was looking worse and worse. She presented photos of the property and copies of the inspection report, Special Magistrate notice and property history that were admitted into evidence as City composite exhibit 1 and recommended ordering compliance within 7 days or a fine of \$100 per day.

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

Reference CE05010046

Hattie Hugley
425 Northwest 14th Way

Sec. 9-280(b): Fascia in disrepair;
Sec. 18-27(a): Overgrowth on property and swale

Ms. Bazer announced that certified mail addressed to the owner had been accepted on February 17, 2005.

Mr. Burt Fletcher, Community Inspections Officer, testified that most of the fascia on the house was rotten and there was overgrowth on the property and swale. He presented photos of the property and a copy of the inspection report that were admitted into evidence as City composite exhibit 1 and recommended ordering compliance within 30 days or a fine of \$25 per day, per violation.

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

Reference CE04080194

E.D. and Claris McDonald
1423 Northwest 12th Street

Sec. 9-281(b): Trash and overgrowth on property;
Sec. 9-278(b): Windows blocked by awnings;
Sec. 9-306: Peeling paint/stained surfaces

Ms. Bazer announced that certified mail addressed to the owner was accepted on March 9, 2005.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there was trash and overgrowth on the property and the windows were blocked by awnings; Section 9-306 was complied. Inspector Pingitore presented copies of the inspection report, Special Magistrate notice and Notice of Violation and photos of the property that were admitted into evidence as City composite exhibit 1 and recommended ordering compliance with Sections 9-281(b) and 9-278(b) within 7 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with Sections 9-281(b) and 9-278(b) within 7 days or a fine of \$25 per day, per violation.

Reference CE04032568

United Companies Lending Corp.
1080 Northwest 26th Avenue

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

Ms. Bazer announced that certified mail addressed to the owner had been accepted on February 23, 2005, and certified mail addressed to the registered agent had been accepted on February 16, 2005.

Ms. Peggy Burks, Community Inspections Officer, testified that the board up certificate issued for the property had not been renewed, nor had the building/structure been repaired, rehabilitated or sold. She presented a file on the property that was admitted into evidence as City composite exhibit 1 and recommended ordering compliance within 30 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day would be imposed.

Reference CE04121710

Carmen Brown-Rogerwitz
418 Northwest 13th Avenue

Sec. 47-21.8 A: Missing ground cover;

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

Ms. Bazer announced that certified mail addressed to the owner had been accepted on March 2, 2005.

Ms. Peggy Burks, Community Inspections Officer, testified that there was missing ground cover on the property; Section 9-281(b) was complied. Inspector Burks had spoken with the owner yesterday, who claimed he had put down ground cover. She presented a file on the property that was admitted into evidence as city composite exhibit 1 and recommended ordering compliance with Section 47-21.8 A within 30 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance with Section 47-21.8 A within 30 days or a fine of \$25 per day would be imposed.

Reference CE05020179

Richard Baird
600 Southwest 24th Avenue

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

Ms. Bazer announced that personal service had been made to the owner by Inspector Margerum on March 12, 2005.

Ms. Peggy Burks, Community Inspections Officer, testified that there was missing ground cover on the property; Section 9-281(b) was complied. Inspector Burks had spoken with the owner, an elderly gentleman, who informed her he had found someone to replace the ground cover and should finish within 30 days. She presented a file on the property that was admitted into evidence as city composite exhibit 1 and recommended ordering compliance within 30 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance within 45 days or a fine of \$25 per day would be imposed.

Reference CE04071260

Jannine Lee Young
1445 Northwest 5th Avenue

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

Ms. Bazer announced that personal service had been made by Inspector Margerum on March 12, 2005.

Ms. Deborah Haskins, Community Inspections Officer, testified that there was an unlicensed, inoperable red Toyota on the property. She presented photos of the property and a copy of the inspection report that were admitted into evidence as city composite exhibit 1 and recommended ordering compliance within 7 days or a fine of \$100 per day or the vehicle would be towed.

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

Reference CE04100269

Johnny & Teresa Olavarria
5331 Northeast 15th Avenue

Sec. 47-21.8 A: Missing ground cover;
Sec. 9-280(h)(1): Fence in disrepair;
Sec. 9-306: Peeling paint/stained surfaces

Ms. Bazer announced that certified mail addressed to the owner had been accepted on March 5, 2005.

Ms. Deborah Haskins, Community Inspections Officer, testified that the lawn had bare areas; the fence was in disrepair; paint on the house was deteriorated and areas of the fascia and soffit were rotted. She presented a file on the property that was admitted into evidence as city composite exhibit 1 and informed Ms. Tell that she had a stipulated agreement with the owner to comply all violations within 60 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance within 60 days or a fine of \$25 per day, per violation would be imposed.

Reference CE04120249

Ella Sobolevsky
525 West Sunrise Boulevard

Sec. 18-27(a): Trash on property;
Sec. 9-280(h)(1): Fence in disrepair;
Sec. 47-22.6 G.1: Non-permitted sign on property

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

Ms. Deborah Haskins, Community Inspections Officer, testified that there was trash on the property and a non-conforming sign remained on the property more than 60 days after tenancy ceased; Section 9-280(h)(1) was complied. Inspector Haskins presented a file on the property that was admitted into evidence as city composite exhibit 1 and recommended ordering compliance with Section 18-27(a) within 7 days or a fine of \$50 per day and with Section 47-22.8. G.1 within 45 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance with Section 18-27(a) within 7 days or a fine of \$50 per day and with Section 47-22.8. G.1 within 45 days or a fine of \$50 per day would be imposed.

Reference CE04120365

Lisa Newbold
1421 Northwest 7th Avenue

Sec. 47-21.8 A: Missing ground cover;
Sec. 9-281(b): Unlicensed, inoperable vehicle on property; Sec. 18-27(a): Trash on property

Ms. Bazer announced that certified mail addressed to the owner had been accepted on February 25, 2005.

Ms. Deborah Haskins, Community Inspections Officer, testified that there was missing ground cover on the property; there was an unlicensed, inoperable white Cadillac on the property and there was trash strewn on the property. Inspector Haskins noted that this was a problem property with an absentee landlord. Inspector Haskins presented a file on the property that was admitted into evidence as city composite exhibit 1 and recommended ordering compliance with:

- Section 47-21.8 A within 30 days or a fine of \$100 per day;
- Section 9-281(b) within 7 days or a fine of \$100 per day or the vehicle would be towed;
- Section 18-27(a) within 7 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance with:

- Section 47-21.8 A within 30 days or a fine of \$100 per day;
- Section 9-281(b) within 7 days or a fine of \$100 per day or the vehicle would be towed;
- Section 18-27(a) within 7 days or a fine of \$100 per day would be imposed.

Reference CE05010567

Narmer Lambert
1331 Northwest 7th Street

Sec. 47-21.8 A: Missing ground cover;
Sec. 9-280(h)(1): Fence in disrepair;

Ms. Bazer announced that certified mail addressed to the owner had been accepted on February 23, 2005.

Mr. John Hudak, Community Inspections Officer, testified that the lawn had bare areas; Section 9-280(h)(1) was complied. Inspector Hudak presented photos of the property and a copy of the inspection report that were admitted into evidence as city composite exhibit 1 and recommended ordering compliance with Section 47-21.8 A within 90 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance with Section 47-21.8 A within 90 days or a fine of \$25 per day would be imposed.

Reference CE04101581

Miriam Velasco
960 Alabama Avenue

Sec. 9-281(b): Unlicensed, inoperable vehicle on property; Sec. 39-79(e): Dead and missing ground cover

Ms. Bazer announced that certified mail addressed to the owner had been accepted on February 24 and March 2, 2005.

Mr. Andre Cross, Community Inspections Officer, testified that there was an unlicensed, inoperable brown Chevy and another green mid-sized vehicle on the property and there was dead and missing ground cover on the property. He presented photos of the property and copies of the inspection report, a history of the property and the Notice of Violation that were admitted into evidence as City composite exhibit 1 and recommended ordering 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 39-79(e) within 30 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered 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 39-79(e) within 30 days or a fine of \$25 per day.

Reference CE04102121

Evadia Stoddard
911 East Dayton Circle

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

Ms. Bazer announced that certified mail addressed to the owner had been accepted on March 2, 2005 and personal service had been made by Inspector Margerum on February 26, 2005.

Mr. Andre Cross, Community Inspections Officer, testified that there was an unlicensed, inoperable white station wagon on the property. He presented photos of the property and copies of the inspection report, history of the property and Notice of Violation that were admitted into evidence as City composite exhibit 1 and recommended ordering compliance within 7 days or a fine of \$100 per day or the vehicle would be towed.

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

Reference CE04070696

Paul Brassington
449 Northeast 1st Avenue

Sec. 9-308 (a): Roof, soffit and fascia in disrepair

Ms. Bazer announced that service was via posting at the property on December 22, 2004 and February 11, 2005 and at City Hall on March 4, 2005.

Ms. Ursula Thime, Community Inspections Officer, testified that the roof, soffit and fascia were in disrepair. The tenant had informed her that water came into the building when it rained. Inspector Thime presented photos of the property and a copy of the inspection report that were admitted into evidence as City composite exhibit 1 and recommended ordering compliance within 30 days or a fine of \$250 per day.

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

Reference CE04081197

Donald Schultz & M. Springer
506 Northeast 11th Avenue

Sec. 9-276(c): Termite damage;
Sec. 9-306: Rotted wood on walls and deck;
Sec. 9-307(a): Broken windows;
Sec. 9-308 (a): Roof shingles in disrepair

Ms. Bazer announced that service was via posting at the property on January 19, 2005 and February 8, 2005 and at City Hall on March 9, 2005.

Ms. Ursula Thime, Community Inspections Officer, testified that there was evidence of termite damage to the building; wood was rotted on the walls and deck; glass was broken and/or missing from some windows and doors, and the roof was in disrepair. Inspector Thime presented a copy of the inspection report and photos of the property and stated that she had a stipulated agreement with the owner to comply all violations within 90 days or a fine of \$250 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with all violations within 90 days or a fine of \$250 per day, per violation would be imposed.

Reference CE04121110

Bennie & Sandra Jenkins
420 Northwest 15th Way

Sec. 9-313: Required display of address;
Sec. 47-20.20 H: Parking area in disrepair

Ms. Bazer announced that certified mail addressed to the owner had been accepted on February 17, 2005.

Ms. Ursula Thime, Community Inspections Officer, testified that the address numbers on the house were incomplete and the parking area was in disrepair. Inspector Thime presented a file on the property that was admitted into evidence as City composite exhibit 1 and recommended ordering compliance within 30 days or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance within 30 days or a fine of \$50 per day, per violation would be imposed.

Reference CE04100834

South Florida Veterans
Multipurpose Center
919 Northwest 4th Avenue

Sec. 47-20.20 H: Parking area in disrepair;
Sec. 9-306: Peeling paint/stained
surfaces

Ms. Bazer announced that certified mail had been accepted on February 23, 2005.

Mr. Skip Margerum, Community Inspections Officer, testified that the parking area was in disrepair and portions of the building had stained, missing paint. Inspector Margerum presented a copy of the inspection report and photos of the property that were admitted into evidence as City composite exhibit 1 and recommended ordering compliance within 30 days or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance within 30 days or a fine of \$50 per day, per violation would be imposed.

Reference CE04100835

South Florida Veterans
Multipurpose Center
915 Northwest 4th Avenue

Sec. 47-20.20 H: Parking area in disrepair

Ms. Bazer announced that certified mail had been accepted on February 23, 2005.

Mr. Skip Margerum, Community Inspections Officer, testified that the parking area was in disrepair. Inspector Margerum presented a copy of the inspection report and photos of the property that were admitted into evidence as City composite exhibit 1 and recommended ordering compliance within 30 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance within 30 days or a fine of \$50 per day would be imposed.

Reference CE04121868

David & Flora Belle Shanks
520 Northwest 21st Avenue

Sec. 18-27(a): Overgrowth on property;
Sec. 47-21.8 A: Missing ground cover;
Sec. 9-306: Peeling paint/stained surfaces

Ms. Bazer announced that personal service had been made by Mr. Eaton at the Community Inspections counter on February 28, 2005.

Mr. Skip Margerum, Community Inspections Officer, testified that there were areas of overgrowth on the property; there were areas of missing ground cover on the property and there was stained, chipped paint on the building. Inspector Margerum informed Ms. Tell that he had a stipulated agreement with the owner dated March 8, 2005 to comply all violations within 90 days or a fine of \$50 per day. He submitted photos of the property and a copy of the inspection report that were admitted into evidence as City composite exhibit 1.

Ms. Tell found in favor of the City and ordered compliance within 90 days or a fine of \$50 per day, per violation 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:

CE04080792	CE05010596	CE05010604	CE04121746
CE04102136	CE05012373	CE05020695	CE05012274
CE05020070	CE05020199	CE04061584	CE04121887
CE04122367	CE04101279	CE04101289	CE05011320
CE05020831	CE04121316	CE05010110	CE04071021
CE04071053	CE04121960	CE04121961	CE05020244
CE04102242	CE04111512	CE05010247	CE05010420
CE04110243	CE04110246	CE04111524	CE04120175
CE05010068	CE04120807	CE04121611	CE04122332
CE05010378	CE04101615	CE04121866	CE04121869
CE05011426	CE05011436	CE05011529	CE05010348*

* This case was inadvertently read into the record as complied and should have been withdrawn. Will correct for the record at the 4/7/05 hearing.

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:

CE04120953	CE05010022	CE04090579	CE04121993
CE04122204	CE04122297	CE05010231	CE05011357
CE04081024	CE04100776	CE05011269	CE04102135
CE04111019	CE04121112	CE04121936	CE04101612
CE05011427			

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:

CE04120692	CE05010563	CE05010568	CE04051164
CE04111017	CE04101748		

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:

CE04122328 CE04121311 CE04100818

Cases to Vacate the Previous Order

Ms. Bazer announced that the City was requesting that the previous orders for the below listed cases be vacated. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE00080113 CE04040360

Approved for Claim of Lien

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

CE02070187 - \$64,875	CE03040003 - \$62,200
CE04100586 - \$1,700	CE05011099 - \$300
CE04081540 - \$1,325	CE00011379 - \$15,000

There being no further business, the hearing was adjourned at noon.

Special Magistrate

ATTEST:

Clerk, Special Magistrate