

**SPECIAL MAGISTRATE HEARING**  
**City Commission Meeting Room**  
**Judge Floyd Hull, Presiding**  
**August 18, 2005**  
**9:00 A.M. – 12:25 P.M.**

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Staff Present:

Eve Bazer, Administrative Assistant  
Assistant City Attorney  
Dick Eaton, Secretary, Special Magistrate  
Leonard Ackley, Community Inspections Officer  
Lin Bradley, Community Inspections Supervisor  
Peggy Burks, Community Inspections Officer  
Andre Cross, Community Inspections Officer  
Robert Guilford, Community Inspections Officer  
Mike Maloney, Community Inspections Officer  
Skip Margerum, Community Inspections Officer  
Maurice Murray, Community Inspections Supervisor  
Cheryl Pingitore, Community Inspections Officer  
Bill Snow, Community Inspections Officer  
Ursula Thime, Community Inspections Officer  
Robert Urow, Community Inspections Officer  
Irma Westbrook, Community Inspections Officer

Also Present:

CE05041581: Dana Fahey, trustee  
CE04071007, CE04071008, CE04071009: Jerry Woda, tenant; Nectaria Chakas, attorney  
\*CE04071047, CE04071151, CE04071154, 04071142, CE04071161: Paul Allen, owner  
\*CE04071003: Juan Torres, manager  
CE05060001: Ronel Bulzan, partner  
CE05060926: Ronald DuPuis, owner  
CE05061656: owner and owner's father  
CE05051146: Avon Robertson, owner  
CE05021607: Lula Meyers, owner  
\*CE04071098: Jack Seiler, attorney  
\*CE04071012: Steven Fuller, contractor; Connie Chaney, owner  
\*CE04071013: Sean Jones, attorney; Douglas Jones, employee; John Milledge, attorney  
\*CE04071126: David Nuby, contractor; Jack Braunstein, owner  
\*CE05050370: Rose Thomas, owner; Chandra Brown, owner's friend  
\*CE04071034: Jay Hepler, contractor  
\*CE02090306: Michael Moskowitz, attorney; Rodolfo Rodriguez, owner

CE05050466: Karen Orfaly, condo owner; Henny Orfaly, condo owner; Rose Guttman, condo president; Ronald Bibace, condo owner  
CE05051482: Ruth Kalehoff, owner; Richard Kalehoff, owner's son

\*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. Judge Hull introduced himself and explained his role in ensuring adherence with the City's codes. He also pointed out that the proceedings were being recorded.

**Reference CE05050466**

Ocean Manor Condo Association                      Continued from August 4, 2005  
4040 Galt Ocean Drive

Ms. Bazer announced that this case was continued from August 4, 2005.

Mr. Robert Guilford, Community Inspections Officer, explained the tests he had conducted and the report he created based on those tests. He presented a copy of this report to Judge Hull and noted contributing factors to the test results. Inspector Guilford explained how he had determined a specific speaker configuration that would allow music to be played without disturbing the adjacent neighbors. Inspector Guilford felt that if the resort remained mindful of the speaker setup, complaints would be avoided.

Ms. Rose Guttman, president of the neighboring condo association, stated Mr. Talerico had acted sincerely and in good faith and she felt he would try to keep the music from annoying the neighbors. Ms. Guttman wanted to be sure that if the problem recurred, so they would not need to wait six months again to address it.

Judge Hull dismissed the case.

**Reference CE05051482**

Ruth Kalehoff    Sec. 9-308 (b): Roof in disrepair;  
5131 Northeast 19<sup>th</sup> Avenue                      Sec. 9-306: Peeling paint/stained surfaces

Ms. Bazer announced that certified mail addressed to the owner had been accepted on July 30, 2005.

Mr. Skip Margerum, Community Inspections Officer, testified that the fascia and soffit were in disrepair and Section 9-308(b) was complied. Inspector Margerum explained that the

owner was already making repairs to the building and recommended ordering compliance with Section 9-306 within 90 days or a fine of \$50 per day.

Judge Hull found in favor of the City and ordered compliance with Section 9-306 within 90 days or a fine of \$50 per day would be imposed.

**Reference CE04071126**

Jack Braunstein  
1909 South Miami Road

Massey Hearing

Ms. Bazer announced that this case was first heard on September 16, 2004 with compliance ordered by October 16, 2004. The property was complied and fines had accrued in the amount of \$2,400.

Mr. Jack Braunstein, owner, explained that his original contractor had not completed the job and he had needed to find a new contractor. He pointed out that the City had made an installation error and he could not resume work until January 2005. He had complied his property on February 21, 2005.

Mr. David Nuby, Mr. Braunstein's new contractor, explained the installation problems the City had caused.

Mr. Lin Bradley, Community Inspections Supervisor, agreed with Mr. Nuby's chronology and felt Mr. Braunstein meant to comply.

Judge Hull abated the fine.

**Reference CE02090306**

Rovic Properties Inc.  
2758 Davie Boulevard

Massey Hearing

Ms. Bazer announced that this case was first heard on February 20, 2003 with compliance ordered by May 21, 2003. The property was not complied and fines had accrued in the amount of \$40,950.

The Assistant City Attorney asked Judge Hull to dismiss the case. A new inspector was working the case and meeting with the owner to resolve the parking lot and landscape issues at the property. She admitted there were also questions as to whether a permit was required to restripe a parking lot.

Mr. Michael Moskowitz, the owner's attorney, stated he and the owner had agreed to meet with the inspector at the site and work with the City to resolve any issues.

Judge Hull dismissed the case.

**Reference CE04071028**

17<sup>th</sup> Street Causeway LLC  
1851 Southeast 10<sup>th</sup> Avenue

Massey Hearing

Ms. Bazer announced that this case was first heard on September 16, 2004 with compliance ordered by October 16, 2004. The property was complied and fines had accrued in the amount of \$23,900. Ms. Bazer asked for a continuance to September 15, 2005 on behalf of the City.

Judge Hull continued the case to September 15, 2005 and stopped the fines.

**Reference CE05061656**

Phillips Sosa  
1522 Northwest 10<sup>th</sup> Avenue

Sec. 47-21.8: Missing ground cover;  
Sec. 18-27(a): Trash and overgrowth on property;  
Sec. 9-280(b): Structure or Fixtures in disrepair

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

Ms. Cheryl Pingitore, Community Inspections Officer, testified there were areas of dead and missing ground cover; there was trash and overgrowth on the property and there were broken and missing windows which were not weather proof. Inspector Pingitore presented photos of the property and a copy of the inspection report, notice of violation, history of the property and sSocial Magistrate notice and recommended ordering compliance within 30 days or a fine of \$100 per day.

Mr. Phillips Sosa, owner, said they had re-roofed that house and then been forced to replace it because the City advised it was the wrong kind of roofing. Mr. Sosa said neighborhood kids had vandalized the house and broken the windows. He had already contracted Home Depot for replacement windows as soon as he received the insurance money from the vandalism claim. Mr. Sosa was reluctant to put down grass until all of the work was completed on the house. He requested 90 days to complete construction and repairs.

Judge Hull found in favor of the City and ordered compliance with Sections 47-21.8 and 18-27(a) within 30 days or a fine of \$50 per day and with Section 9-280(b) within 30 days or a fine of \$100 per day would be imposed.

**Reference CE05050370**

Connie & Denise Davis & Wayne Rose, etc. Massey Hearing / Request for Extension  
2300 Northwest 13<sup>th</sup> Street

Ms. Bazer announced that this case was first heard on July 7, 2005 with compliance ordered by August 6, 2005. The property was not complied and fines had accrued in the amount of \$1,100.

Ms. Chandra Brown, the owner's friend and caregiver, explained that Ms. Thomas had not been able to attend the first hearing because she had been in the hospital. Ms. Brown noted that Ms. Thomas was trying to comply the property but was hindered by her health situation.

Ms. Rose Thomas, owner, said she was getting the repairs together, but it was difficult for her.

Ms. Cheryl Pingitore, Community Inspections Officer, confirmed that fines had run since August 7 and there had been no extensions. She also had no objection to granting an extension of 60 days. Ms. Brown felt it might take Ms. Thomas six months to complete repairs because of her budget restrictions.

Judge Hull granted a six-month extension.

**Reference CE05041581**

Dominic Cashlioli Revocable Trust  
544 North Victoria Park Road

Sec. 9-306: Peeling paint/stained surfaces;  
Sec. 18-27(a): Trash and overgrowth on property;  
Sec. 9-280(b): Structure or Fixtures in disrepair;  
Sec. 47-21.8: Missing ground cover

Ms. Bazer announced that certified mail addressed to the owner had been accepted on August 13, 2005 and personal service had been made by Inspector Thime on August 17, 2005.

Ms. Ursula Thime, Community Inspections Officer, testified that the exterior walls were deteriorated, with cracks, holes, and exposed wood; there was overgrowth and trash on the property; the porch floor was not structurally sound and there were large areas of missing ground cover. Inspector Thime presented photos of the property and a copy of the inspection report and recommended ordering compliance with Sections 9-306, 9-280(b), and 47-21.8 within 90 days or a fine of \$100 per day, and with Section 18-27(a) within 15 days or a fine of \$25 per day.

Ms. Dana Fahey, trustee, said she was in the process of purchasing the property from the estate but they must petition the state because Mr. Cashlioli's will was lost in a fire. She

had hired a contractor to determine if the property should be demolished. She asked Judge Hull for 60 days to address these issues.

Mr. Maurice Murray, Community Inspections Supervisor, wanted Ms. Fahey to return in 90 days to give an update on the property's progress.

Judge Hull found in favor of the City and ordered compliance with Sections 9-306, 9-280(b), and 47-21.8 within 90 days or a fine of \$100 per day, and with Section 18-27(a) within 14 days or a fine of \$25 per day would be imposed.

**Reference CE04071098**

Helen Vittur  
1812 South Miami Road

Massey Hearing

Ms. Bazer announced that this case was first heard on September 16, 2004 with compliance ordered by October 16, 2004. The property was complied and fines had accrued in the amount of \$1,600.

Mr. Jack Seiler, the owner's attorney, explained that Ms. Vittur had gone to care for an ailing relative and requested an extension by mail. He noted that he had been retained by Ms. Vittur less than a week ago and asked that the case be continued.

The Assistant City Attorney said the City did not object to a continuance but wanted to be sure the case would be heard soon, even if the owner could not be available. Mr. Seiler asked Judge Hull to abate the fine.

Judge Hull abated the fine.

**Reference CE04071013**

Milton & Barbara Jones  
1880 South Federal Highway

Massey Hearing

Ms. Bazer announced that this case was first heard on September 16, 2004 with compliance ordered by October 16, 2004. The property was complied and fines had accrued in the amount of \$11,700.

Mr. Sean Jones, the owner's attorney, explained that the tenant and his contractor had performed the work.

Mr. John Milledge, attorney for the tenant, noted that the fines stemmed from sewer hookup violations, the notifications for which were passed from the property owner to the tenant, to the tenant's contractor, to a plumbing contractor. The plumbing contractor had completed the work by August 27, 2004. He presented Judge Hull with the plumbing contractor's

dated paperwork and inspection reports. Mr. Milledge felt there was a paperwork issue and confusion on the part of the plumbing contractor regarding inspections.

Mr. Lin Bradley, Community Inspections Supervisor, stated that the final inspection was on February 2, 2005. Mr. Douglas Jones, contractor, confirmed that the plumbing contractor pulled the permit on August 26, 2004. The plumbing contractor did not consider any additional work or inspections after he made the tie-in and tank pump-out. Supervisor Bradley said he was satisfied with the contractor's explanation and paperwork.

Judge Hull abated the fine.

**Reference CE04071012**

Space Plus at 17th Street Causeway      Massey Hearing  
1850 South Miami Road

Ms. Bazer announced that this case was first heard on September 16, 2004 with compliance ordered by October 16, 2004. The property was not complied and fines had accrued in the amount of \$23,900.

Mr. Steven Fuller, plumbing contractor, noted that there were 3 locations sharing a lift station. He had met with City representatives several times over the past year to determine how to get the individual businesses onto separate tie-in points in the new city sewer system. Two of the three permits had already been pulled; the third was held up because AmeriSuites had an old permit for hazardous materials that had never been closed out. Once that was settled, all three properties could be hooked up within a couple of weeks time.

The Assistant City Attorney asked Judge Hull to continue this and the other cases to September 15, 2005 because the Assistant City Attorney handling this was on vacation. Case CE04071028 had already been granted a continuance and the Assistant City Attorney asked Judge Hull to continue case CE04071029 as well.

Judge Hull continued cases CE04071028 and CE04071029 to September 15, 2005 and stopped the fines.

**Reference CE04071003**

Kazi Foods of Florida, Inc.                      Massey Hearing  
808 Southeast 17<sup>th</sup> Street

Ms. Bazer announced that this case was first heard on September 16, 2004 with compliance ordered by October 16, 2004. The property was complied and fines had accrued in the amount of \$4,700.

Mr. Juan Torres, store manager, explained that the company had initially issued checks that were incorrectly written and then the job was held up by weather.

Mr. Lin Bradley, Community Inspections Supervisor, said there was no indication that the owner ever contacted the City to request an extension.

Judge Hull signed the order to impose the fine.

**Reference CE04071034**

West Marine Products, Inc.  
2300 South Federal Highway

Massey Hearing

Ms. Bazer announced that this case was first heard on September 16, 2004 with compliance ordered by October 16, 2004. The property was complied and fines had accrued in the amount of \$5,400.

Mr. Jay Hepler, contractor, explained there was a problem with the line from the septic tank to the sewer. The Assistant City Attorney confirmed that the case was complied on December 10, 2004.

Judge Hull discussed the work invoice with Mr. Hepler. Mr. Lin Bradley, Community Inspections Supervisor, wondered why the inspector had not been called as soon as work was completed. Judge Hull asked Mr. Hepler to return on September 15 with the plumber to authenticate the receipt.

Judge Hull continued the case to September 15, 2005 and stopped the fines.

The following 5 cases were heard together:

**Reference CE04071142**

Paul Allen  
705 Southeast 21<sup>st</sup> Street

Massey Hearing

Ms. Bazer announced that this case was first heard on September 16, 2004 with compliance ordered by October 16, 2004. The property was complied and fines had accrued in the amount of \$9,300.

Mr. Paul Allen, owner, stated he was "really irritated about this" because he had been sent back and forth between the City and Water Services. He wanted to develop these properties and would need to relocate the sewer lines then. He had spoken with Paul Bohlander, who advised him to complete the hookups. Now that he had his site plans to develop the properties, he had wasted \$10,000 on the sewer hookups.



Mr. Lin Bradley, Community Inspections Supervisor, clarified with Mr. Allen what he discussed with Mr. Bohlander. Ted Wallace, representative from Waterworks 2011, stated that the ordinance did not allow Waterworks 2011 to tell owners not to comply. This was why Mr. Bohlander had advised Mr. Allen as he had.

The Assistant City Attorney confirmed that the ordinance required Mr. Allen to connect even if he planned to develop the properties later on.

Judge Hull reminded Mr. Allen that he had received notices to appear at several hearings and had not.

Judge Hull reduced the fine to \$2,000.

**Reference CE04071151**

Paul Allen  
701 Southeast 21<sup>st</sup> Street

Massey Hearing

Ms. Bazer announced that this case was first heard on September 16, 2004 with compliance ordered by October 16, 2004. The property was complied and fines had accrued in the amount of \$9,300.

Judge Hull reduced the fine to \$2,000.

**Reference CE04071154**

Paul Allen  
704 Southeast 20<sup>th</sup> Street

Massey Hearing

Ms. Bazer announced that this case was first heard on September 16, 2004 with compliance ordered by October 16, 2004. The property was complied and fines had accrued in the amount of \$9,600.

Judge Hull reduced the fine to \$2,000.

**Reference CE04071161**

Paul Allen  
708 Southeast 20<sup>th</sup> Street

Massey Hearing

Ms. Bazer announced that this case was first heard on September 16, 2004 with compliance ordered by October 16, 2004. The property was complied and fines had accrued in the amount of \$9,600.

Judge Hull reduced the fine to \$2,000.

**Reference CE04071047**

Paul Allen  
1808 South Miami Road

Massey Hearing

Ms. Bazer announced that this case was first heard on September 16, 2004 with compliance ordered by October 16, 2004. The property was complied and fines had accrued in the amount of \$9,300.

Judge Hull reduced the fine to \$2,000.

**Reference CE05060001**

Constantin & Viorica Foca  
1140 Northeast 9<sup>th</sup> Avenue

Sec. 18-27(a): Trash and overgrowth on property;  
Sec. 9-280(b): Structure or Fixtures in disrepair

Ms. Bazer announced that certified mail addressed to the owner had been accepted on August 1, 2005.

Ms. Peggy Burks, Community Inspections Officer, testified that there was overgrowth and trash on the property and the windows in one apartment did not close properly. Inspector Burks presented photos of the property and a copy of the case file.

Mr. Ronel Bulzan, business partner, informed the judge that the landscaping was taken care of yesterday. He was having a dispute with the tenant who wanted the window to be replaced, not repaired.

Judge Hull found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation would be imposed.

**Reference CE05051146**

Avon Robinson  
1736 Northwest 18<sup>th</sup> Street

Sec. 9-306: Peeling paint/stained surfaces

Ms. Bazer announced that certified mail addressed to the owner had been accepted on August 4, 2005.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there were areas of chipped paint on the building. Inspector Pingitore presented photos of the property and a copy of the history of the property, the notice of violation and the Special Magistrate notice and recommended ordering compliance within 30 days or a fine of \$50 per day.

Mr. Avon Robertson, owner, said he had left a message for Inspector Pingitore as soon as he received the notice. He felt he needed a couple of weeks to repair the paint.

Judge Hull found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day would be imposed.

The next 3 cases were heard together:

**Reference CE04071007**

Robert Williamson  
1720 South Federal Highway

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

Ms. Bazer announced that certified mail for all three violations addressed to the owner had all been accepted [no date on card].

Ms. Nectaria Chakas, attorney for the contractor purchaser, stated it was her client's intent to redevelop the property. All three structures would be demolished upon approval of their plan. She estimated the approval process would take 6 months.

The Assistant City Attorney stated that the property owner had requested a 90-day continuance earlier and the City had no objection to this. She agreed that it would take much longer to get the development approved, but wanted the owner to return in 90 days for an update.

Judge Hull continued the cases to November 17, 2005.

**Reference CE04071008**

Robert Williamson  
1706 South Federal Highway

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

**Reference CE04071009**

Robert Williamson  
700 Southeast 17<sup>th</sup> Street

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

**Reference CE05021607**

P. & Lula Meyers  
1811 Northwest 9<sup>th</sup> Place

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

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

Ms. Cheryl Pingitore, Community Inspections Officer, testified there was an inoperable, unlicensed red porsche stored on the property. Inspector Pingitore had spoken with the owner, who informed her that the vehicle had been removed. She presented photos of the property and a copy of the notice of violation, Special Magistrate notice, property history, and inspection report and recommended ordering compliance within 7 days or a fine of \$100 per day or the vehicle would be towed.

Ms. Lula Meyers, owner, confirmed that the car had been removed.

Judge Hull 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.

Judge Hull and Mr. Wallace discussed suggesting to the City Commission that the sewer hookup ordinance be changed to accommodate property owners who experienced delays due to the fault of the City.

**Reference CE05060926**

Ronald DuPuis  
1300 Southwest 28<sup>th</sup> Avenue

Sec. 9-281(b): Rubbish and trash on property;  
Sec. 9-306: Exterior surfaces in disrepair;  
Sec. 9-279(f): Improper plumbing;  
Sec. 47-34.1 A.1: Permitted uses: outside storage

Ms. Bazer announced that certified mail addressed to the owner had been accepted on August 12, 2005.

Mr. Robert Urow, Community Inspections Officer, testified that there was trash and overgrowth on the property, the fascia was in disrepair; the house was occupied without water, and there was outside storage at the property. Inspector Urow presented photos of the property and a copy of the inspection report and recommended ordering compliance with Sections 9-281(b), 9-306, and 47-34.1.A.1 within 14 days or a fine of \$25 per day, per violation and with Section 9-279(f) within 30 days or a fine of \$25 per day.

Mr. Ronald DuPuis, owner, said he needed time to make repairs and move stored items. He had been in the process of probate on the property since 1998.

Judge Hull found in favor of the City and ordered compliance with Sections 9-281(b), 9-306, and 47-34.1.A.1 within 14 days or a fine of \$25 per day, per violation and with Section 9-279(f) within 30 days or a fine of \$25 per day would be imposed.

**Reference CE05061451**

Gloria Burnell  
2133 Northwest 6<sup>th</sup> Street

Sec. 9-279(f): Improper plumbing

Ms. Bazer announced that certified mail addressed to the owner had been accepted [no date].

Mr. William Snow, Community Inspections Officer, testified that the house was occupied without water service. He presented photos of the property and a copy of the case file and recommended ordering compliance within 7 days or a fine of \$200 per day.

Judge Hull found in favor of the City and ordered compliance within 7 days or a fine of \$50 per day would be imposed.

**Reference CE05070272**

Susan Holt  
2748 Northeast 20<sup>th</sup> Street

Sec. 18-1: Stagnant pool water

Ms. Bazer announced that certified mail addressed to the owner had been accepted on August 1, 2005.

Mr. Len Ackley, Community Inspections Officer, testified that the pool water was green and stagnant. Inspector Ackley presented photos of the property and recommended ordering compliance within 7 days or a fine of \$50 per day.

Judge Hull found in favor of the City and ordered compliance within 7 days or a fine of \$200 per day would be imposed.

**Reference CE05070388**

D.R. & Janet Hansen  
1532 Northeast 15<sup>th</sup> Avenue

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

Ms. Bazer announced that certified mail addressed to the owner had been accepted on August 6, 2005.

Mr. Len Ackley, Community Inspections Officer, testified that there was trash on the property; the owners had already removed the overgrowth. Inspector Ackley recommended ordering compliance within 7 days or a fine of \$50 per day.

Judge Hull found in favor of the City and ordered compliance within 7 days or a fine of \$50 per day would be imposed.

**Reference CE05011040**

6200 North Federal LLC &  
Liberty Promenade LLC et al  
6200 North Federal Highway

Sec. 47-19.4 B.1: Dumpster not in approved enclosure

Ms. Bazer announced that certified mail addressed to the registered agent and manager had both been accepted on July 18, 2005 and certified mail addressed to the owner had been accepted on July 22, 2005.

Mr. Skip Margerum, Community Inspections Officer, testified that the dumpster was not kept in an approved enclosure. Inspector Margerum presented photos of the property and a copy of the inspection report and recommended ordering compliance within 90 days or a fine of \$100 per day.

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

**Reference CE05061821**

The New Dawn Enterprises of Broward County  
1406 Northeast 57<sup>th</sup> Place

Sec. 9-280(h)(1): Fence in disrepair;  
Sec. 18-1: Stagnant pool water

Ms. Bazer announced that certified mail addressed to the registered agent and owner had both been accepted on July 30, 2005.

Mr. Skip Margerum, Community Inspections Officer, testified that the fence was in disrepair and the pool was filled with stagnant water. Inspector Margerum presented photos of the property and a copy of the inspection report and recommended ordering compliance with Section 9-280(h)(1) within 30 days or a fine of \$50 per day and with Section 18-1 within 7 days or a fine of \$200 per day.

Judge Hull found in favor of the City and ordered compliance with Section 9-280(h)(1) within 30 days or a fine of \$50 per day and with Section 18-1 within 7 days or a fine of \$200 per day would be imposed.

**Reference CE05021183**

Carlton Kerr  
3120 Glendale Boulevard

Sec. 39-79(e): Dead and missing ground cover

Ms. Bazer announced that personal service had been made to the owner's mother by Inspector Pingitore on June 26, 2005.

Mr. Andre Cross, Community Inspections Officer, testified that the swale in front of the property was bare sand. Inspector Cross presented photos of the property and a copy of the case file.

Judge Hull found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day would be imposed.

**Reference CE05031869**

Omar Deshazior  
1301 Northwest 7<sup>th</sup> Terrace

Sec. 18-27(a): Overgrowth on property;  
Sec. 47-20.13 A: Driveway in disrepair;  
Sec. 47-21.8.A: Missing ground cover;  
Sec. 9-281(b): Unlicensed, inoperable vehicle on property; Sec. 9-306: Peeling paint/stained surfaces

Ms. Bazer announced that service was via posting at the property on July 29, 2005 and at City Hall on August 4, 2005.

Mr. Andre Cross, Community Inspections Officer, testified that the lawn and swale were overgrown with weeds; the parking area was not a hard, dust-free surface, and the lawn was mostly weeds and sand patches; Sections 9-281(b) and 8-306 were complied. Inspector Cross presented photos of the property and a copy of the inspection report and recommended ordering compliance with Sections 47-20.13 A and 47-21.8.A within 30 days or a fine of \$25 per day, per violation, and with Section 18-27(a) within 7 days or a fine of \$25 per day.

Judge Hull found in favor of the City and ordered compliance with Sections 47-20.13 A and 47-21.8.A within 30 days or a fine of \$25 per day, per violation, and with Section 18-27(a) within 7 days or a fine of \$25 per day would be imposed.

**Reference CE05040410**

Steven Margolis  
2023 Southwest 29<sup>th</sup> Avenue

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

Ms. Bazer announced that certified mail addressed to the owner had been accepted on July 29, 2005.

Ms. Peggy Burks, Community Inspections Supervisor, testified that there was an unlicensed, inoperable blue Jeep Cherokee and burgundy Chevy on the property. Inspector Burks recommended ordering compliance within 7 days or a fine of \$100 per day or the vehicles would be towed.

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

**Reference CE05021485**

Daisy Griffith Skyers  
1605 Northwest 11<sup>th</sup> Street

Sec. 18-27(a): Trash on property;  
Sec. 47-34.1 A.1: Permitted uses: commercial  
vehicle stored on property; Sec. 24-27(b):  
Garbage carts left in right-of-way;  
Sec. 47-21.8 A: Missing ground cover;  
Sec. 9-313(a): Required display of address;  
Sec. 9-281(b): Unlicensed, inoperable vehicle on  
property

Ms. Bazer announced that certified mail addressed to the owner had been accepted on July 14, 2005.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there was overgrowth and trash on the property; the garbage containers were left out after service; there were areas of dead and missing ground cover; there was no numerical address visible from the street, and there was an inoperable, unlicensed red Ford on the property; Section 47-34.1 a.1 was complied. Inspector Pingitore presented photos of the property and a copy of the inspection report, Special Magistrate notice, notice of violation, and property history and recommended ordering compliance with Sections 18-27(a), 24-27(b), 47-21.8 A, and 9-313(a) within 15 days or a fine of \$25 per day and with Section 9-281(b) within 7 days or a fine of \$100 per day or the vehicle would be towed.

Judge Hull found in favor of the City and ordered compliance with Sections 18-27(a), 24-27(b), 47-21.8 A, and 9-313(a) within 15 days or a fine of \$25 per day and with Section 9-281(b) within 7 days or a fine of \$100 per day or the vehicle would be towed.

**Reference CE05031880**

Jerome Washington  
1531 Northwest 15<sup>th</sup> Street

Sec. 9-313(a): Required display of address;  
Sec. 9-281(b): Rubbish, trash, and inoperable,  
unlicensed vehicle on property

Ms. Bazer announced that certified mail addressed to the owner had been accepted on July 27, 2005.

Ms. Cheryl Pingitore, Community Inspections Officer, testified there was trash and an inoperable, unlicensed white Chevy pickup and grey Chevy pickup on the property; Section 9-313(a) was complied. Inspector Pingitore presented photos of the property and a copy of the inspection report, notice of violation, special Magistrate notice and property history 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.



Judge Hull 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.

**Reference CE05041386**

Sylvester Lockhart  
1756 Lauderdale Manors Drive

Sec. 18-27(a): Trash on property;  
Sec. 24-27(b): Garbage carts left in right-of-way;  
Sec. 9-306: Peeling paint/stained surfaces

Ms. Bazer announced that certified mail addressed to the owner had been accepted on July 20, 2005.

Ms. Cheryl Pingitore, Community Inspections Officer, testified there were areas of bare wood and concrete on the building; Sections 18-27(a) and 24-27(b) were complied. Inspector Pingitore presented photos of the property and a copy of the inspection report, the Special Magistrate notice and the property history and recommended ordering compliance with Section 9-306 within 30 days or a fine of \$25 per day.

Judge Hull found in favor of the City and ordered compliance with Section 9-306 within 30 days or a fine of \$25 per day would be imposed.

**Reference CE05041553**

Yoseph Kidane  
1701 Northwest 13<sup>th</sup> Avenue

Sec. 18-27(a): Trash and overgrowth on property;  
Sec. 9-281(b): Unlicensed, inoperable vehicles on property;  
Sec. 47-34.1 A.1: Permitted uses: vehicle repairs performed at property

Ms. Bazer announced that certified mail addressed to the owner had been accepted on July 7, 2005.

Ms. Cheryl Pingitore, Community Inspections Officer, testified there was trash and overgrowth on the property; there was an unlicensed, inoperable white Dodge Neon on the property, and vehicle repairs were being performed on the property. Inspector Pingitore presented photos of the property and a copy of the inspection report, the Special Magistrate notice, a history of the property and recommended ordering compliance with Sections 18-27(a) and 47-34.1 A.1 within 7 days or fine of \$100 per day and with Section 9-281(b) within 7 days or a fine of \$100 per day or the vehicle would be towed.

Judge Hull found in favor of the City and ordered compliance with Sections 18-27(a) and 47-34.1 A.1 within 7 days or fine of \$100 per day and with Section 9-281(b) within 7 days or a fine of \$100 per day or the vehicle would be towed.

**Reference CE05050223**

Catherine & Annie Johnson  
1531 Northwest 11<sup>th</sup> Street

Sec. 18-27(a): Trash and overgrowth on property;  
Sec. 47-21.8: Missing ground cover;  
Sec. 9-280(h)(1): Fence in disrepair;  
Sec. 9-281(b): Unlicensed, inoperable vehicle on  
property

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

Ms. Cheryl Pingitore, Community Inspections Officer, testified there was an unlicensed, inoperable red Kia Sportage and maroon Corvair on the property; Sections 18-27(a), 47-21.8, and 9-280(h)(1) were complied. Inspector Pingitore presented photos of the property and a copy of the inspection report, the Special Magistrate notice and property history and recommended ordering compliance with Section 9-281(b) within 7 days or a fine of \$100 per day or the vehicles would be towed.

Judge Hull 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 vehicles would be towed.

**Reference CE05050440**

Noel Davis & Alder Brown  
1621 Northwest 28<sup>th</sup> Avenue

Sec. 9-326: Construction debris on property;  
Sec. 25-4: Blocking public sidewalk

Ms. Bazer announced that certified mail addressed to the owner had been accepted on July 15, 2005.

Ms. Cheryl Pingitore, Community Inspections Officer, testified there was construction debris on the property and the public sidewalk was blocked. Inspector Pingitore presented photos of the property and noted that the property was in "horrendous" condition. She recommended ordering compliance within 7 days or a fine of \$250 per day, per violation.

Judge Hull found in favor of the City and ordered compliance with Section 9-326 within 7 days or a fine of \$50 per day, and with Section 25-4 within 7 days or a fine of \$250 per day would be imposed.

**Reference CE05050519**

Benita Cerron & Errez Victor  
1143 Northwest 15<sup>th</sup> Street

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

Ms. Bazer announced that service was via posting at the property on August 3, 2005 and at City Hall on August 4, 2005.

Ms. Cheryl Pingitore, Community Inspections Officer, testified there was trash and overgrowth on the property and areas of missing ground cover; Section 9-281(b) was complied. Inspector Pingitore presented photos of the property and a copy of the inspection report, Special Magistrate notice, history of the property and recommended ordering compliance with Sections 18-27(a) and 487-21.8 within 7 days or a fine of \$25 per day, per violation.

Judge Hull found in favor of the City and ordered compliance with Sections 18-27(a) and 487-21.8 within 7 days or a fine of \$25 per day, per violation would be imposed.

**Reference CE05050629**

Willie Lee Poole & Mary Clay  
1805 Northwest 15<sup>th</sup> Street

Sec. 9-306: Peeling paint/stained surfaces;  
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 July 8, 2005.

Ms. Cheryl Pingitore, Community Inspections Officer, testified the fascia had bare wood and peeling paint; Sections 9-281(b) and 18-27(a) were complied. Inspector Pingitore presented photos of the property and a copy of the inspection report, the Special Magistrate notice and property history and recommended ordering compliance with Section 9-306 within 30 days or a fine of \$25 per day.

Judge Hull found in favor of the City and ordered compliance with Section 9-306 within 30 days or a fine of \$25 per day would be imposed.

**Reference CE05050763**

Franchette & Orangie Greene  
1224 Northwest 13<sup>th</sup> Court

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

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

Ms. Cheryl Pingitore, Community Inspections Officer, testified the lawn was mostly weeds and sand patches; Section 9-306 was complied. Inspector Pingitore presented photos of the property and a copy of the inspection report, Special Magistrate notice and property history and recommended ordering compliance with Section 47-21.8 within 30 days or a fine of \$25 per day.

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

**Reference CE05051144**

Mary Edwards  
1748 Northwest 18<sup>th</sup> Street

Sec. 9-306: Peeling paint/stained surfaces

Ms. Bazer announced that certified mail addressed to the owner had been accepted on July 15, 2005.

Ms. Cheryl Pingitore, Community Inspections Officer, testified there were areas of peeling paint on the building. Inspector Pingitore presented photos of the property and a copy of the inspection report, the Special Magistrate notice and property history and recommended ordering compliance within 90 days or a fine of \$25 per day.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$25 per day would be imposed.

**Reference CE05060380**

Kirkland & Doreen Ricketts  
1901 Northwest 16<sup>th</sup> Street

Sec. 47-34.1 A.1: Permitted uses: commercial  
vehicle stored on property

Ms. Bazer announced that certified mail addressed to the owner had been accepted on July 8, 2005.

Ms. Cheryl Pingitore, Community Inspections Officer, testified there was a commercial vehicle stored on the property. Inspector Pingitore presented photos of the property and a

copy of the inspection report, the Special Magistrate notice and property history and recommended ordering compliance within 7 days or a fine of \$100 per day.

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

**Reference CE04030393**

Woodrow Green  
1040 Northwest 23<sup>rd</sup> 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 this case was continued from May 19, 2005.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that the windows were in disrepair; there was overgrowth and trash strewn about the property; there were areas of chipped and peeling paint on the building and the roof had rot and was in general disrepair; the unlicensed vehicles had been removed. Inspector Pingitore was trying to find someone to help the elderly owner take care of the problems on the property. She recommended ordering compliance within 120 days or a fine of \$25 per day, per violation.

Judge Hull ordered compliance within 120 days or a fine of \$25 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:

CE05050477	CE05070217	CE05041490	CE05031415
CE05070027	CE05070616	CE05021199	CE05021238
CE05030068	CE05050218	CE05031962	CE05040417
CE05040948	CE05050046	CE05051290	CE05060466
CE04071441	CE04121552	CE05011929	CE05031141
CE05031145	CE05040622	CE05040804	CE05041390
CE05041559	CE05041579	CE05050626	CE05050807
CE05051448	CE05051571	CE05060455	CE05061365
CE05061523	CE05021974	CE05050124	CE05041022
CE05040802	CE05041092	CE05041329	CE05061450
CE05051031	CE05051444		

**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:

CE05061402                      CE05051633                      CE05020140                      CE05061590  
CE05061539

**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:

CE05060055                      CE05071671                      CE05051145                      CE05050928  
CE04071026

**Requests 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:

CE04120265                      CE04120266                      CE04081004                      CE04100834  
CE04100835

**Approved for Claim of Lien**

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

CE04071093 - \$ 200                      CE04071096 - \$2,900                      CE04071097 - \$2,900  
CE04081004

There being no further business, the hearing was adjourned at 12:25 p.m.

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Special Magistrate

ATTEST:

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Clerk, Special Magistrate