

SPECIAL MAGISTRATE HEARING
City Commission Meeting Room
Judge Floyd Hull Presiding
January 4, 2007
9:00 A.M. –3:30 P.M.

Staff Present:

Assistant City Attorney
Eve Bazer, Clerk of Special Magistrate, Code Enforcement Supervisor
Sue Holmes, Secretary, Special Magistrate
Sue Manning, Secretary, Special Magistrate
Maurice Murray, Code Enforcement Supervisor
Luis Albelo, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Dick Eaton, Code Enforcement Officer
Adam Feldman, Code Enforcement Officer
Ingrid Gottlieb, Code Enforcement Officer
Lee Kaplan, Code Enforcement Officer
Karl Lauridsen, Landscape Inspector
Al Lovingshimer, Code Enforcement Officer
Mike Maloney, Code Enforcement Officer
Cheryl Pingitore, Code Enforcement Officer
Wilson Quintero, Code Enforcement Officer
William Snow, Code Enforcement Officer
Ursula Thime, Code Enforcement Officer
Tuchette Torres, Code Enforcement Officer
Salvatore Viscusi, Code Enforcement Officer
Irma Westbrook, Code Enforcement Officer

Also Present:

CE06111385: David Baum, neighboring property owner
CE06091540: Bernard Petreccia, owner
CE06100333: Robert Leff, attorney
CE06090497: Rodwell Moses, owner
CE06110910: Frank Cox, Jr.
CE06101382: Donald Lien, owner
CE06090033: Carlton Dixon, owner
CE06092033: Robert McLaughlin, owner; Jerald McLaughlin, tenant
CE06101167; CE06101169: Rod Feiner, attorney
CE06091469: Catherine Blackwood, property manager
CE06091624: Fredic Edmondson, owner
CE05120277: Henry Chavarro, owner
CE06080035: Harvey Figueroa, property manager
CE06110720: Patrick Malmberg, tenant; Robert Hickey, representing Firestone
CE06081718: Judy Gonzalez, owner

CE06010875; CE06010877: Michael Liss, attorney
CE06101578: Ella Sanders, owner
CE06092057: Kenneth Thurston, owner
CE06060614: Scott Renberg, owner
CE06060756: Brian McGuire, owner
CE06102757; CE06080118: Charles Jenkins, owner
CE06102625: Michael Cocking, owner
CE06100486: William Bryan Hudson, Jr., owner; Bryan Hudson, owner's son
CE05030746: Camey Davidson, owner
CE06091418: Nikolas Kladis, owner
CE06071425: Dale Hansen, owner
CE06021432: Moses Spencer, owner
CE06061786: Lorenzo Allen, owner
CE06100993: Dexter Coelho, owner
CE06060543: Louis Cupo, owner
CE05101075; CE05101149; CE05101152; CE05100636; CE05101156: Scott Stringham, owner
CE06102658: Joseph Priest, owner; Andre St. Aubyn Park, attorney
CE06102097: Nathaniel Kenon, owner
CE06111267: Willie Morris, owner
CE06062088: Maurice Graham, attorney
CE06081310: James Boyanton, owner's agent; John Barranco, architect
CE06102079: Willie Mae Martin, owner
CE06102377: Shirley Landers, owner
CE06101634: Dorothy Mitchell, owner
CE06102098: Tyrone Davis, owner
CE06102316: Charles Love, LICIA: Lauderdale Isles Civic Improvement Association; Carl Graves, Maintenance supervisor
CE06106430: Ikeya Celestina Jones, granddaughter; Anetha B. Jones, cousin
CE06102358: Carolyn Taylor-Haynes, owner
CE06061656: Hubert Henry, owner
CE06071184: Gex Franklin Richardson, attorney
CE06061530: Rosalind Payne, owner
CE06041086: Theresa Williams, owner
CE06072121: Meredith Oliver, owner
CE06080623: Julio Fabregat, property manager; Consuelo Galindo, translator
CE06110251: Ionel Bulzan property manager
CE06100113: Percival Phillips, owner
CE06080313; CE06101077: Nectaria Chakas, attorney
CE06051145: Cleris Isabel Nascimbeni, owner

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.

Case: CE06100486

W.B. , Jr., & Roberta J. Hudson
1126 Southeast 2nd Avenue

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

Mr. Len Ackley, Code Enforcement Officer, testified to the following violations:

- 9-306 : THE FASCIA AND SOFFIT ARE IN DISREPAIR AND THE HOUSE NEEDS PAINTING.
- 9-308(a) : THE ROOF IS IN DISREPAIR AND IS NOT SAFE, SECURE AND WATERTIGHT.

Officer Ackley explained that the owner was already repairing the fascia and painting the house and had a contractor to repair the roof.

Mr. William Hudson, owner, confirmed that he had the permit for the soffit repair and that he had a contract for roof repair.

Officer Ackley presented photos of the property, and a copy of the case file.

Judge Hull found in favor of the City and ordered compliance by 3/1/07 or a fine \$50 per day, per violation would be imposed.

Case: CE06110910

Pan American Corp.
150 Northwest 68th Street

Ms. Bazer announced that certified mail addressed to the owner and registered agent were accepted on 12/19/06.

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violations:

- 47-19.9 : THERE IS OUTSIDE STORAGE OF MULTIPLE ITEMS ON THIS PROPERTY INCLUDING, BUT NOT LIMITED TO CONSTRUCTION EQUIPMENT, (ADDERS, BOXES, TIES, PLASTIC CONTAINERS, ETC.)
- 9-281(b) : THERE ARE DERELICT, INOPERABLE VEHICLES ON THIS PROPERTY. SPECIFICALLY A WHITE TWO (2) DOOR FORD F-150 PICK-UP TRUCK WITH NO VALID LICENSE PLATE ON IT.
- 9-304(b) : THERE ARE MULTIPLE VEHICLES BEING PARKED ON THE GRASS SURFACES THAT SURROUND THIS TRAILER.

Officer Viscusi presented photos of the property and a copy of the case file and recommended ordering compliance with 47-19.9 and 9-304(b) within 4 weeks or a fine of \$25 per day, per violation and with 9-281(b) within 14 days or a fine of \$100 per day or the vehicle would be towed.

Mr. Frank Cox, mobile home park manager, said the trash had been removed, except for a tire. He acknowledged that the resident might not be aware of the parking rules.

Judge Hull found in favor of the City and ordered compliance with 47-19.9 by 2/1/07 or a fine of \$25 per day; with 9-304(b) by 2/1/07 or a fine of \$50 per day and with 9-281(b) within 14 days or a fine of \$100 per day with the right to tow the white 2-door Ford F-150 pick-up truck.

Case: CE05030746

John & Camey Davidson
1200 Northwest 19th Street

Hearing to Impose Fine
Ordered to Appear from 11/16/06

Ms. Bazer announced that this case was originally heard on 4/7/05 with compliance ordered by 4/21, 4/28 and 6/21/05: 4 sections at \$25 per day and 1 section at \$100 per day. The property was not complied and the City was requesting \$54,950 in fines and continuation of the fines until the property was complied.

Ms. Camey Davidson, owner, explained that the property was complied.

Ms. Cheryl Pingitore, Code Enforcement Officer, presented photos taken on 12/26/06 and said as of that date, the property was not complied. There was now an unlicensed vehicle on the property as well. Ms. Davidson said the sod and landscaping were completed last week. She presented receipts for the work. Judge Hull confirmed compliance dates and extensions granted.

Judge Hull signed the order to impose the fine.

Case: CE06061786

Lorenzo & Juanita Allen
1541 Northwest 11th Way

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

Ms. Cheryl Pingitore, Code Enforcement Officer, testified to the following violations:

- 9-281(b): THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED ON THE PROPERTY: BLUE 4-DOOR PONTIAC SEDAN.

The following violation was now complied:

- 9-313 : THE REQUIRED NUMERICAL ADDRESS IS ABSENT AND NOT VISIBLE FROM THE STREET.

Officer Pingitore said she had spoken with the owner and tenant regarding the vehicles. She presented photos of the property and a copy of the case file to Judge Hull.

Mr. Lorenzo Allen, owner, said he had spoken to the tenant, and was now in the process of evicting her.

Officer Pingitore said Mr. Allen had been in constant communication with her and she agreed to allow time to evict the tenant.

Judge Hull found in favor of the City and ordered compliance with 9-281(b) by 1/18/07 or a fine of \$100 per day with the right to tow the blue 4-door Pontiac sedan.

Case: CE06102083

Willie & Donna Morris
1751 Northwest 24th Terrace

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/18/06.

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violations:

- 47-21.8.A. : THERE ARE AREAS OF DEAD/MISSING GROUND COVER ON THIS PROPERTY, SPECIFICALLY, PLYWOOD BY THE FRONT GATE.

The following violation was now complied:

- 9-281(b): THERE ARE DERELICT, INOPERABLE VEHICLES ON THE PROPERTY. SPECIFICALLY, A TWO (2) DOOR BLACK CHEVROLET PICK-UP TRUCK WITH NO LICENSE PLATE.

Officer Viscusi presented photos of the property and a copy of the notice of violation and case history and recommended ordering compliance with 47-21.8.A. within 4 weeks or a fine of \$25 per day.

Judge Hull found in favor of the City and ordered compliance with 47-21.8.A. within 4 weeks or a fine of \$25 per day.

Case: CE06102658

Joseph A. & Joseph B. Priest
1670 Southwest 38th Avenue

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/7/06.

Mr. Wilson Quintero, Code Enforcement Officer, testified to the following violations:

- 47-19.9: THERE IS OUTDOOR STORAGE OF MULTIPLE ITEMS AND EQUIPMENT INSIDE THE CARPORT AND/OR ON THE LAWN AT THIS PROPERTY.

- 9-304(b): THERE IS A YELLOW VEHICLE PARKED ON THE LAWN AT THIS PROPERTY.

Officer Quintero presented photos of the property and a copy of the case history and recommended ordering compliance within 2 weeks or a fine of \$100 per day, per violation.

Mr. Andre Park, Mr. Priest's attorney, explained that the vehicle was operational, and his client would move it off the lawn. Regarding 47-19.9, Mr. Park said his client had been wrongfully charged, and his client was using the property as a residence, and there was no accessory use or storage on the property.

The Assistant City Attorney referred to the photos Officer Quintero had taken depicting many items stored and scattered about the yard and in the carport. She said this fell under 47-19.9 of the ULDR, which said property owners were not permitted to store items outside.

Mr. Park reiterated that 47-19.9 concerned "accessory uses", which he felt "connotes an accessory, secondary use of his property ...as an outdoor storage facility." Mr. Park felt the code referred specifically to business or commercial uses. The Assistant City Attorney agreed that this was a residential use, and explained that Mr. Park was mistaken, and was citing exceptions listed that pertained to outdoor commercial uses. The section did apply to "all uses," not just commercial.

Judge Hull found in favor of the City and ordered compliance with 47-19.9 by 2/1/07 or a fine of \$50 per day and with 9-304(b) within 2 weeks or a fine of \$100 per day would be imposed.

Case: CE06110720

BFS Retail & Commercial Operations LLC
620 South Federal Highway

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/8/06 and certified mail addressed to the registered agent was accepted on 12/6/06.

Mr. Len Ackley, Code Enforcement Officer, testified to the following violation:

- 9-306: THE BUILDING HAS PEELING AND CHIPPING PAINT AS WELL AS GRAFFITI.

Officer Ackley presented photos of the property, and a copy of the case file to Judge Hull.

Mr. Patrick Malmberg, tenant, stated the side of the building with the graffiti had already been painted. He requested 60 days to complete the work.

Mr. Robert Hickey, representing Firestone, the building landlord, presented a copy of the lease that stated the tenant was responsible for the building maintenance.

Judge Hull found in favor of the City and ordered compliance by 3/1/07 or a fine \$50 per day would be imposed.

Case: CE06062088

Ronald Randazzo

1779 Northeast 15th Street

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

Mr. Len Ackley, Code Enforcement Officer, testified to the following violation:

- 18-27(a) : THE PROPERTY IS LITTERED WITH RUBBISH AND DEBRIS.

Officer Ackley explained that this was an ongoing situation. He acknowledged that the tenant was in poor health, but the neighbors had complained about the state of the property.

Mr. Maurice Graham, the tenant's attorney, confirmed that the tenant was in poor health. He requested until March 1, 2007 to remove the trash.

Officer Ackley presented a copy of the inspection report to Judge Hull.

Judge Hull found in favor of the City and ordered compliance by 3/1/07 or a fine of \$25 per day would be imposed.

Case: CE06102377

Shirley Landers

1820 Northwest 27th Avenue

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

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violation:

- 47-21.8 : THERE ARE AREAS OF DEAD, MISSING GROUND COVER ON THIS PROPERTY.

The following violations were complied:

- 9-304(b) : THERE ARE VEHICLES BEING PARKED ON GRASS SURFACE ON THIS PROPERTY.
- 9-306 : THERE ARE AREAS OF MISSING, CHIPPING, PEELING PAINT ON THE FASCIA BOARDS OF THIS HOME.
- 9-313(a) : THERE ARE NO HOUSE NUMBERS ON THIS PROPERTY THAT ARE VISIBLE FROM THE STREET.

Officer Viscusi referred to his photos and those presented by the property owner, and confirmed that all violations were now complied.

Judge Hull dismissed the case.

Case: CE06102098

Tyrone & Mary Davis
2440 Northwest 17th Street

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

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violation:

- 9-308(a) : THE ROOF ON THIS HOME IS MISSING MULTIPLE ROOF SHINGLES AND IS IN DISREPAIR.

Officer Viscusi presented photos of the property and recommended ordering compliance within 4 weeks or a fine of \$25 per day. He noted that a search had revealed no permit issued as yet for the roof repair.

Mr. Tyrone Davis, owner, presented his own photos of the property. He explained that he was awaiting an insurance settlement to pay for the repairs.

Judge Hull found in favor of the City and ordered compliance by 3/1/07 or a fine of \$50 per day.

Case: CE06091540

Bernard & Rita Petreccia
11 Southwest 11th Avenue

Ordered to Reappear from 11/2/06

Ms. Bazer announced the owner was ordered to appear today at the 11/2/06 hearing.

Mr. Bernie Petreccia, owner, said he had met with the moderator and reached an agreement that had not yet been approved by the judge. In the meantime, he had applied for a demolition permit and posted the property for trespassing.

The Assistant City Attorney explained that this was a "quiet title" action. Mr. Petreccia thought he should be able to get a title within 90 days.

Mr. Len Ackley, Code Enforcement Officer, had no objection to allowing 90 days.

Judge Hull granted an extension to 4/5/07.

Case: CE06080623

Angela Tuberquia
2761 Northwest 24th Street

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/11/06.

Ms. Tuchette Torres, Code Enforcement Officer, testified to the following violations:

- 9-281(b) : THERE ARE UNLICENSED, INOPERABLE VEHICLES ON THE PROPERTY: BLUE CIVIC: EXPIRED TAG; WHITE CHEVROLET: NO TAG; TAN SATURN: EXPIRED TAG.
- 9-306 : THE PAINT ON THE BUILDING IS MISSING, CHIPPED OR STAINED.
- BCZ 39-275(6)(b) : THERE ARE MISCELLANEOUS ITEMS BEING STORED OUTSIDE ON THE PROPERTY.
- BCZ 39-79(e) : THERE ARE AREAS OF MISSING LAWN COVER ON THE PROPERTY.

Officer Torres presented photos of the property and recommended ordering compliance with 9-306, BCZ 39-275(6)(b) and BCZ 39-79(e) within 2 weeks or a fine of \$100 per day, per violation, and with 9-281(b) within 14 days or a fine of \$100 per day or the vehicles would be towed.

Ms. Consuelo Galinda offered to translate for Mr. Julio Fabregat, property manager, but Officer Ursula Thime said she would. Officer Thime explained that these tenants were inhabiting the building when the owner purchased the property. The tenants had been hostile with the owners and were destroying the property inside and out. Their lease terminated on January 31 and they were not renewing.

Judge Hull found in favor of the City and ordered compliance with 9-306, BCZ 39-275(6)(b) and BCZ 39-79(e) by 3/1/07 or a fine of \$50 per day, per violation, and with 9-281(b) within 14 days or a fine of \$100 per day with the right to tow the blue Civic, the white Chevrolet, and the tan Saturn.

Case: CE06101382

Donald Lien

240 Southwest 22nd Street

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/14/06.

Mr. Dick Eaton, Code Enforcement Officer, testified to the following violations:

- 18-27(a) : THE PROPERTY IS OVERGROWN AND IS NOT BEING MAINTAINED.
- 9-280(b) : THE ROOF IS IN DISREPAIR AND PARTIALLY COVERED WITH A TARP.
- 9-304(b) : THE GRAVEL DRIVE IS NOT WELL-GRADED AND/OR DUST-FREE.

Officer Eaton presented photos of the property and case history and recommended ordering compliance with 18-27(a) and 9-304(b) within 2 weeks or a fine of \$25 per day, per violation, and with 9-280(b) within 4 weeks or a fine of \$50 per day.

Mr. Lien could not be located, so other cases were taken until he returned.

Mr. Donald Lien, owner, said the damage had occurred during the hurricane. His insurance and FEMA had not helped him to pay for any repairs, and he was in the process of obtaining a reverse mortgage to cover the costs. Mr. Eaton informed Mr. Lien that he did not need to repave the driveway; he could lay additional gravel.

Judge Hull found in favor of the City and ordered compliance with 18-27(a) and 9-304(b) by 2/1/07 or a fine of \$25 per day, per violation, and with 9-280(b) by 3/1/07 or a fine of \$50 per day.

Case: CE06091418

Nikolas Kladis

1301 Northeast 4th Avenue

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/14/06.

Ms. Irma Westbrook, Code Enforcement Officer, testified to the following violation:

- 9-280(b) : THE FASCIA ON THE CANOPY IS IN DISREPAIR.

Officer West brook presented photos of the property and a copy of the inspection history and recommended ordering compliance within 4 weeks or a fine of \$100 per day.

Mr. Nikolas Kladis, owner, requested additional time to comply due to medical bills. He requested until March.

Judge Hull found in favor of the City and ordered compliance by 3/1/07 or a fine of \$50 per day would be imposed.

Case: CE06092057

Kenneth Thurston

809 Northwest 15th Avenue

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/31/06.

Ms. Cheryl Pingitore, Code Enforcement Officer, testified to the following violation:

- 9-329(b) : BUILDING OPENINGS HAVE BEEN SECURED BY A MEANS OTHER THAN THE CONVENTIONAL METHOD USED IN THE ORIGINAL CONSTRUCTION AND DESIGN OF THE BUILDING/STRUCTURE WITHOUT A VALID AND CURRENT BOARDING CERTIFICATE.

Officer Pingitore presented a photo of the property and copies of the notice of violation and property history to Judge Hull.

Mr. Kenneth Thurston, owner, said he had never received the October notice. He had phoned the board-up company, who informed him the work would be completed by Monday.

Judge Hull found in favor of the City and ordered compliance by 2/1/07 or a fine of \$50 per day would be imposed.

Case: CE06102358

Carolyn & Allen Haynes
2561 Northwest 18th Court

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

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violations:

- 47-21.8 : THERE ARE AREAS OF DEAD, MISSING GROUND COVER ON THIS PROPERTY.
- 9-304(b) : THERE ARE VEHICLES BEING PARKED ON GRASS SURFACE ON THIS PROPERTY.
- 9-306 : THERE ARE AREAS OF PEELING AND CHIPPING PAINT ON THE FASCIA BOARDS ON THIS HOME.

Officer Viscusi presented photos of the property to Judge Hull.

Ms. Carolyn Taylor-Haynes, owner, said the fascia had been replaced and should be painted within 2 weeks; the car owner had agreed not to park on the lawn any longer, and the other vehicle would be removed.

Judge Hull found in favor of the City and ordered compliance with 47-21.8 and 9-304(b) by 2/1/07 or a fine of \$25 per day, per violation and with 9-306 by 3/1/07 or a fine of \$25 per day.

Case: CE06102097

Patricia and N. Kenon
1711 Northwest 24th Terrace

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

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violations:

- 47-19.9 : THERE IS OUTSIDE STORAGE OF MULTIPLE ITEMS ON THIS PROPERTY, INCLUDING, BUT NOT LIMITED TO WOOD, CINDERBLOCKS, BOXES, ETC.
- 47-21.8.A. : THERE ARE AREAS OF DEAD/MISSING GROUND COVER ON THIS PROPERTY.

The following violation was now complied:

- 9-304(b) : THERE ARE VEHICLES/BOATS/TRAILERS PARKED ON GRASS COVERED SURFACES ON THIS PROPERTY.

Officer Viscusi had spoken with the owner, who stated he would address the issues at the property. Officer Viscusi presented photos of the property to Judge Hull.

Mr. Nathaniel Kenon, owner, said he had complied all violations.

Judge Hull found in favor of the City and ordered compliance with 47-19.9 and 47-21.8.A. by 2/1/07 or a fine of \$25 per day, per violation.

Case: CE06041086

Theresa Williams
3051 Northwest 23rd Street

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

Ms. Tuchette Torres, Code Enforcement Officer, testified to the following violations:

- 9-280(h)(1) : THERE IS A FENCE IN DISREPAIR ON THE PROPERTY.
- 9-281(b) : THERE ARE UNLICENSED, INOPERABLE VEHICLES ON THE PROPERTY: BLACK CHRYSLER: EXPIRED TAG/FLAT TIRES; BEIGE FORD VAN: NO TAG.
- BCZ 39-217(f) : THERE ARE VEHICLES PARKED/STORED ON THE LAWN ON THE PROPERTY.
- BCZ 39-275(6)(b) : THERE ARE MISCELLANEOUS ITEMS STORED OUTSIDE ON THE PROPERTY.
- BCZ 39-79(e) : THERE ARE AREAS OF MISSING LAWN COVER ON THE PROPERTY.

Officer Torres presented photos of the property and recommended ordering compliance with 9-281(b) within 14 days or a fine of \$100 per day or the vehicles would be towed; with BCZ 39-217(f) within 2 weeks or a fine of \$25 per day; with BCZ 39-275(6)(b) within 2 weeks or a fine of \$25 per day; with BCZ 39-79(e) within 4 weeks or a fine of \$25 per day and with 9-280(h)(1) within 4 weeks or a fine of \$25 per day.

Ms. Theresa Williams, owner, said her home had suffered damage during Hurricane Wilma. She said she had begun to remove items from the east side of the house and removed some cars from the rear of the property.

Judge Hull found in favor of the City and ordered compliance with 9-281(b) within 14 days or a fine of \$100 per day with the right to tow the black Chrysler and beige Ford van ; with BCZ 39-217(f) within 2 weeks or a fine of \$25 per day; with BCZ 39-275(6)(b) by 2/1/07 or a fine of \$50 per day; with BCZ 39-79(e) by 2/1/07 or a fine of \$25 per day and with 9-280(h)(1) by 3/1/07 or a fine of \$50 per day would be imposed.

Case: CE06090033

Carlton Dixon

300 Southwest 31st Avenue

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/14/06.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violations:

- 18-27(a) : THE LAWN ON THIS PROPERTY IS OVERGROWN AND IS NOT BEING MAINTAINED.
- 9-281(b) : THERE ARE SEVERAL UNLICENSED, INOPERABLE BOAT AND TRAILERS STORED ON THIS PROPERTY WITH FLAT TIRES.
- 9-304(b) : THERE ARE BOATS AND TRAILERS PARKED ON THE LAWN AT THIS PROPERTY.
- 9-306 : THERE ARE AREAS OF STAINED AND MILDEWED PAINT ON THIS BUILDING.
- BCZ 39-275(6)(b) : THERE IS OUTSIDE STORAGE OF MISCELLANEOUS ITEMS STORED IN CARPORT.

Officer Cross presented photos of the property to Judge Hull.

Mr. Carlton Dixon, owner, said he had been working to comply the property. He requested 90 days.

Judge Hull found in favor of the City and ordered compliance with 18-27(a) and BCZ 39-275(6)(b) by 2/1/07 or a fine of \$25 per day, with 9-281(b) and 9-304(b) by 2/1/07 or a fine of \$50 per day, per violation, and with 9-306 by 3/1/07 or a fine of \$25 per day.

Case: CE06111385

James & Roxanne Carson

5 Pelican Drive

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

Mr. Karl Lauridsen, Landscape Inspector, testified to the following violation:

- 47-21.13 : TRUNK OF WASHINGTONIA PALM TREE IS BROKEN AND TOP HALF IS HANGING OVER PROPERTY OF #7 PELICAN DRIVE

Inspector Lauridsen presented a photo of the property and recommended ordering that the palm be removed within 14 days.

David Baum, neighboring property owner, said he actually owned the property where the palm was located, but Mr. Carson had an exclusive easement to that piece of property. He stated he was in litigation with Mr. Carson for violation of the easement agreement. The terms of the easement also stated Mr. Carson was responsible for all landscaping and upkeep on that section of property. Mr. Baum stated Mr. Carson had closed off the easement area with fencing.

The Assistant City Attorney determined that the owners listed on the tax records and cited by the City, James & Roxanne Carson, 5 Pelican Drive, had not received proper notice, so the City could not present its case.

Case: CE06061430

Arlene & Sylvester Richet
2350 Northwest 16th Street

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

Ms. Tuchette Torres, Code Enforcement Officer, testified to the following violations:

- 47-20.20.H : THE DRIVEWAY ON THE PROPERTY IS CRACKED AND HAS MISSING CHATTAHOOCHEE ROCK.
- 47-21.8.A. : THERE ARE AREAS OF MISSING LAWN COVER ON THE PROPERTY.
- 9-280(b) : THE FRONT DOOR ON THE PROPERTY IS IN DISREPAIR.
- 9-306 : THE PAINT ON THE PORCH IS MISSING, CHIPPED OR STAINED ON THIS PROPERTY.

Officer Torres presented photos of the property and recommended ordering compliance within 4 weeks or a fine of \$25 per day, per violation.

Ms. Anita Jones, the owner's cousin, said most repairs had been made, and requested 60 to 90 days to finish.

Judge Hull found in favor of the City and ordered compliance with 9-280(b) by 2/1/07 or a fine of \$25 per day and with 47-20.20.H, 47-21.8.A. and 9-306 by 3/1/07 or a fine of \$25 per day, per violation would be imposed.

Case: CE06110251

Constantin Foca
3040 Northeast 40th Court

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/29/06.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violations:

- 47-21.8 : THERE ARE MISSING/BARE AREAS OF LAWN COVER.
- 9-313(a) : THERE ARE NO HOUSE NUMBERS VISIBLE.

The following violation was now complied:

- 18-27(a) THERE IS OVERGROWTH ON THE PROPERTY AND SWALE.

Officer Gottlieb presented photos of the property to Judge Hull.

Ms. Ionez Bulzan, property manager, explained that they had experienced difficulties with the general contractor regarding the sprinkler system. This had delayed compliance.

Judge Hull found in favor of the City and ordered compliance with 47-21.8 and 9-313(a) by 2/1/07 or a fine of \$25 per day, per violation would be imposed.

The next two cases for the same owner were heard together:

Case: CE06080313

HL Holdings LC
3400 Davie Boulevard

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

Mr. Lee Kaplan, Code Enforcement Officer, testified to the following violations:

- 9-281(b) : THERE IS TRASH SCATTERED THROUGHOUT THE PROPERTY.
- 9-306 : ROOF IS IN DISREPAIR.

Officer Kaplan presented photos of the property and the case file and recommended ordering compliance with 9-281(b) within 14 days or a fine of \$25 per day and with 9-306 within 30 weeks or a fine of \$25 per day.

Ms. Nectaria Chakas, attorney for the owner, agreed with the timeframes suggested by Officer Kaplan. She explained the property's use was being changed and it must therefore go through conditional use approval and site plan approval.

Judge Hull found in favor of the City and ordered compliance with 9-281(b) by 2/1/07 or a fine of \$ 50 per day and with 9-306 within 6 months, by 7/5/07, or a fine of \$50 per day.

Case: CE06101077

HL Holdings LC
3400 Davie Boulevard

Ms. Bazer announced that certified mail addressed to the owner/registered agent were accepted [no date].

Mr. Lee Kaplan, Code Enforcement Officer, testified to the following violation:

- 47-20.20.H : PARKING LOT IS IN DISREPAIR. RE-BLACK-TOP, RE-STRIPE AND REPAIR/REPLACE WHEEL STOPS.

Officer Kaplan recommended ordering compliance within 30 weeks.

Judge Hull found in favor of the City and ordered in favor of the City and ordered compliance with 47-20.20.H by 7/5/07 or a fine of \$50 per day.

Case: CE06051145

Adriana Nascimbeni
5712 Northeast 17th Terrace

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/13/06.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violations:

- 18-27(a) : THERE IS OVERGROWTH ON THE PROPERTY AND SWALE.
- 47-21.8 : THERE ARE BARE/MISSING AREAS OF LAWN COVER.

The following violations were now complied:

- 47-19.9 : THERE IS OUTDOOR STORAGE OF PAVERS ON THE PROPERTY.
- 9-281(b) : THERE IS A RED CHEVROLET TRUCK WITH A FLAT TIRE ON THE PROPERTY.
- 9-304(b) : THERE IS A RED CHEVROLET TRUCK AND A BOAT TRAILER PARKED ON THE GRASS.
- 9-308(a) : THE ROOF IS NOT BEING MAINTAINED.

Officer Gottlieb presented photos of the property to Judge Hull.

Ms. Adriana Nascimbeni, owner, requested time to get the driveway permit. She said she would deal with the lawn issue after the driveway was completed.

Judge Hull found in favor of the City and ordered compliance with 18-27(a) by 3/1/07 and with 47-21.8 by 4/5/07 or a fine of \$25 per day, per violation would be imposed.

Case: CE06102079

Willie Shaw & Melvin Martin
1801 Northwest 24th Terrace

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

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violation:

- 9-280(h)(1) : THERE IS A WHITE PLASTIC FENCE ON THIS PROPERTY IN DISREPAIR.

The following violation was now complied:

- 9-304(b) : THERE ARE VEHICLES PARKED ON THE GRASS SURFACE ON THIS PROPERTY. SPECIFICALLY, A YELLOW TRUCK ON THE LAWN IN THE REAR YARD.

Officer Viscusi presented photos of the property to Judge Hull. He recommended ordering compliance with 9-280(h)(1) within 4 weeks or a fine of \$25 per day.

Ms. Willie Mae Martin, owner, requested 2 months to obtain the permit and have the fence repaired.

Judge Hull found in favor of the City and ordered compliance with 9-280(h)(1) by 3/1/07 or a fine of \$25 per day.

Case: CE06101578

700 Northwest 12th Avenue LLC
728 Northwest 12 Avenue

Ms. Bazer announced that certified mail addressed to the owner and registered agent were both accepted [no date].

Ms. Cheryl Pingitore, Code Enforcement Officer, testified to the following violations:

- 18-27(a) : THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE PROPERTY. THE PROPERTY IS NOT BEING MAINTAINED.
- 24-27(f) : THE DUMPSTER LIDS ARE LEFT OPEN AFTER SERVICE.
- 47-19.4 D.1. : THE DUMPSTER ENCLOSURE IS IN DISREPAIR AND IS FALLING APART.
- 47-19.4 D.8. : THE DUMPSTER GATES ARE BEING LEFT OPEN AFTER SERVICE.
- 9-313(a) : THE REQUIRED NUMERICAL ADDRESS IS NOT VISIBLE FROM THE STREET PER CODE ORDINANCE.

Officer Pingitore presented photos of the property and a copy of the notice of violation and property history to Judge Hull.

Ms. Ella Sanders, property manager, said the yard was now being maintained and she had hired someone to repair the dumpster area. She requested until March 1, 2007 to complete repairs.

Judge Hull consolidated violations 24-27(f), 47-19.4 D.1., and 47-19.4 D.8 pertaining to the dumpster.

Judge Hull found in favor of the City and ordered compliance with 18-27(a) and 9-313(a) by 2/1/07 or a fine of \$25 per day each and with 24-27(f), 47-19.4 D.1., and 47-19.4 D.8. collectively by 3/1/07 or a fine of \$100 per day would be imposed.

Case: CE06100993

Dexter Coelho
1544 Northwest 9th Avenue

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

Ms. Irma Westbrook, Code Enforcement Officer, testified to the following violations:

- 18-27(a) : THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS ON THE PROPERTY.
- 9-281(b) : THERE ARE SEVERAL UNLICENSED, INOPERABLE VEHICLES ON THE PROPERTY: WHITE CHEVROLET LUMINA; BLUE SATURN.

Officer Westbrook presented photos of the property and a copy of the inspection report and case history and recommended ordering compliance with 9-281(b) within 14 days or a fine of \$100 per day, and with 18-27(a) within 2 weeks or a fine of \$50 per day.

Mr. Dexter Coelho, owner, explained that the tenant was “uncontrollable” and he was in the process of evicting him. He noted that trash was added to the property virtually every day. Mr. Coelho anticipated the tenant would be removed by the beginning of February.

Judge Hull found in favor of the City and ordered compliance with 9-281(b) within 14 days or a fine of \$100 per day with the right to tow the white Chevy Lumina and the blue Saturn, and with 18-27(a) by 2/1/07 or a fine of \$25 per day would be imposed.

Case: CE06091469

Stanley Walker
426 Southwest 4th Avenue

Ms. Bazer announced that service was via posting on the property on 12/13/06 and posting at City Hall on 12/21/06.

Mr. Len Ackley, Code Enforcement Officer, testified to the following violations:

- 9-280(b) : THERE ARE PLUMBING FIXTURES THAT ARE NOT WORKING AS DESIGNED.
- 9-280(g) : SOME OF THE ELECTRIC FIXTURES ARE IN DISREPAIR AND THE AIR CONDITIONING UNIT DOES NOT WORK.

The following violation was now complied:

- 9-313(a) : THE IDENTIFICATION NUMBERS ON THE BUILDING ARE NOT VISIBLE FROM THE STREET.

Officer Ackley submitted the case file into evidence and said the owner was present earlier, and he had agreed to recommend ordering compliance with the two remaining violations within 3 weeks or fine of \$50 per day, per violation.

Judge Hull found in favor of the City and ordered compliance with 9-280(b) and 9-280(g) by 2/1/07 or a fine of \$50 per day, per violation would be imposed.

Case: CE06081310

KCH Holdings LLC
1790 East Commercial Boulevard

Ms. Bazer announced that certified mail addressed to the registered agent was accepted [no date].

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violations:

- 9-306 : THE EXTERIOR OF THE STRUCTURE IS NOT MAINTAINED.
- 9-280(g) : THE ELECTRICAL WIRES AND ACCESSORIES ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION.
- 47-20.20 H. : THE PARKING LOT IS NOT BEING MAINTAINED.
- 47-21.8 A. : THE LANDSCAPE IS NOT BEING MAINTAINED.

The following violation was now complied:

- 18-27(a) : THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE PROPERTY AND SWALE.

Officer Gottlieb explained that the outside electrical violation was complied, but the inside electrical violation was not complied.

Mr. John Barranco, architect, explained that the owner intended to renovate the entire building and landscaping. He stated that service had not been proper because the person who had signed the certified letter had no affiliation with the property. They had discovered the violations in December. Mr. Barranco thought they should begin construction in approximately 8 months, and agreed to report back to Judge Hull at that time. He stated the landscaping was being maintained as of now and the parking lot was one of the items to be renovated. He pointed out that the electricity to the building was cut off, so it presented no safety hazard. Officer Gottlieb had no objection to allowing 240 days as long as the rubbish was removed and overgrowth maintained.

Judge Hull found in favor of the City and ordered compliance with 9-306, 9-280(g), 47-20.20 H. and 47-21.8 A. within 240 days [by 9/1/07] or a fine of \$100 per day, per violation would be imposed.

Case: CE06080035

KYGO LLC
597 South Andrews Avenue

Ms. Bazer announced that certified mail addressed to the owner and registered agent were both accepted on 12/6/06.

Mr. Len Ackley, Code Enforcement Officer, testified to the following violations:

- 47-20.14.A. : THERE IS NO LIGHTING IN THE PARKING LOT AS REQUIRED.
- 47-20.7.A. : THERE ARE MISSING WHEEL STOPS OR CURBS IN SOME AREAS OF THE PARKING LOT.
- 47-21.9.G.1. : THERE IS NO LANDSCAPING IN THE PARKING LOT AS REQUIRED BY CODE.

Officer Ackley presented photos of the property and explained that the lessee was in the process of obtaining permits, but had begun work without permits. He presented a copy of the case file to Judge Hull.

Mr. Harvey Figueroa, property manager, said there were now lights on the lot, and presented the FPL bill to prove this. He said a redesign plan for the lot was under review by Planning and Zoning. The wheel stops were removed in anticipation of the renovation. Mr. Figueroa stated the landscaping had been redone, and they had applied for the permit. He requested until 3/1/07 to obtain permits and complete work.

Judge Hull found in favor of the City and ordered compliance by 3/1/07 or a fine of \$50 per day, per violation would be imposed.

Case: CE06092033

RBM Family Limited Partnership
311 Northeast 4th Street

Ms. Bazer announced that certified mail addressed to the owner and registered agent were both accepted on 12/15/06.

Mr. William Snow, Code Enforcement Officer, testified to the following violation:

- 9-329(b) : BUILDING IS BOARDED WITHOUT A CURRENT CITY ISSUED BOARD-UP CERTIFICATE.

Officer Snow informed Judge Hull that the owner had been present earlier, and he had obtained the sewer cap and was in the process of demolishing the building. Officer Snow had agreed to recommend ordering compliance within 63 days. He presented photos of the property and a copy of the inspection report and permit history to Judge Hull.

Judge Hull found in favor of the City and ordered compliance by 3/1/07 or a fine of \$50 per day would be imposed.

Case: CE06100113

Percival Phillips
3340 Charleston Boulevard

Ms. Bazer announced that service was via posting on the property on 12/12/06 and posting at City Hall on 12/21/06.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violations:

- 9-281(b) : THERE ARE SEVERAL UNLICENSED, INOPERABLE VEHICLES STORED ON THIS PROPERTY: BLUE DODGE RAM TRUCK, GMC TRUCK.
- 9-304(b) : THERE ARE VEHICLES CONSTANTLY PARKING ON LAWN AT THIS PROPERTY.
- 9-306 : THERE ARE AREAS OF DIRTY AND STAINED PAINT ON THIS BUILDING.
- 9-307(a) : THERE ARE BROKEN JALOUSIE WINDOWS ON THE FRONT DOOR OF THIS PROPERTY.
- BCZ 39-275(6)(b) : THERE IS OUTSIDE STORAGE OF APPLIANCES AND OTHER MISCELLANEOUS ITEMS STORED ON THIS PROPERTY.
- 18-27(a) : THERE ARE AREAS OF OVERGROWN LAWN ON THIS PROPERTY.

Officer Cross presented photos of the property to Judge Hull.

Mr. Percival Phillips, owner, said someone was cleaning up the property and he had already registered one of the vehicles. Mr. Percival intended to rebuild the building on the property and did not know how long this would take.

Judge Hull found in favor of the City and ordered compliance with 9-281(b) within 14 days or a fine of \$100 per day with the right to tow the blue Dodge Ram truck and the GMC truck, with 9-304(b) by 2/1/07 or a fine of \$25 per day, with 9-306 by 3/1/07 or a fine of \$50 per day; with 9-307(a) by 2/1/07 or a fine of \$50 per day; with BCZ 39-275(6)(b) by 2/1/07 or a fine of \$50 per day and with 18-27(a) by 3/1/07 or a fine of \$25 per day.

Case: CE06102316

Alexander Morales
2518 Bimini Lane

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/13/06.

Mr. Lee Kaplan, Code Enforcement Officer, testified to the following violation:

- BCZ 39-275(7)(a) : THERE IS A COMMERCIAL TRUCK PARKED IN A RESIDENTIAL NEIGHBORHOOD.

Officer Kaplan presented photos of the property and recommended ordering compliance within 14 days or a fine of \$25 per day.

Mr. Carl Graves, MTC supervisor, agreed to comply by the deadline.

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

Case: CE06102625

Michael Cocking
1119 Northwest 10th Place

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

Ms. Cheryl Pingitore, Code Enforcement Officer, testified to the following violations:

- 47-21.8 : THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- 9-304(b) : THERE ARE VEHICLES STORED ON THE GRASS.

Officer Pingitore presented photos of the property and a copy of the notice of violation and property and case histories to Judge Hull.

Mr. Michael Cocking, owner, said he would be leaving the property by March 1, 2007. He said the vehicles would be taken away then.

Judge Hull found in favor of the City and ordered compliance by 2/1/07 or a fine of \$25 per day, per violation would be imposed.

Case: CE06101634

Dorothy Mitchell
2400 Northwest 30th Terrace

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/6/06.

Ms. Tuchette Torres, Code Enforcement Officer, testified to the following violations:

- 18-27(a) : THERE IS MISCELLANEOUS TRASH, RUBBISH AND DEBRIS ON THE PROPERTY.
- 9-306 : THE PAINT ON THE BUILDING IS MISSING, CHIPPED OR STAINED.
- 9-313(a) : THERE ARE NO VISIBLE HOUSE NUMBERS ON THE PROPERTY.
- BCZ 39-79(e) : THERE ARE AREAS OF MISSING LAWN COVER ON THE PROPERTY.

The following violation was now complied:

- 9-304(b) : THERE ARE VEHICLES PARKED ON THE LAWN AT THIS PROPERTY.

Officer Torres presented photos of the property and recommended ordering compliance with 18-27(a) and 9-313(a) within 2 weeks or \$25 per day per violation and with 9-306 and BCZ 39-79(e) within 4 weeks or a fine of \$25 per day, per violation.

Ms. Dorothy Mitchell, owner, said she would repair the irrigation system and then lay new sod on the property. She reported that the cars had been moved and rubbish had been removed. Ms. Mitchell said the persons doing work at her house could only help her on the weekends. She also stated she needed money to make the repairs.

Judge Hull found in favor of the City and ordered compliance with 18-27(a) and 9-313 by 2/1/07 or \$25 per day per violation and with 9-306 by 3/1/07 or a fine of \$50 per day and BCZ 39-79(e) by 3/1/07 or a fine of \$25 per day.

Case: CE06102757

Charles Jenkins
1071 Northwest 23rd Terrace

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/6/06.

Ms. Tuchette Torres, Code Enforcement Officer, testified to the following violation:

- 47-34.4 B.3.a. : THERE IS A COMMERCIAL TRUCK BEING PARKED/STORED CONSTANTLY IN FRONT OF THE PROPERTY IN A RESIDENTIAL DISTRICT.

Officer Torres presented photos of the property and recommended ordering compliance within 14 days or a fine of \$25 per day.

Mr. Charles Jenkins, owner, agreed to remove the vehicle.

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

The next two cases for the same owner were heard together:

Case: CE06010875

Natchez Resort 1997 LTD
725 North Fort Lauderdale Beach Boulevard

Hearing to Impose Fine
Ordered to Reappear from 11/6/06

Ms. Bazer announced that this case was first heard 4/6/06 to comply by 10/3/06: 5 sections at \$150 per day. The property was not complied and the City was requesting imposition of \$32,250 in fines and their continued accrual until the property was complied.

Mr. Michael Liss, attorney for the owner, presented an engineer's report indicating additional problems at the property. Mr. Liss said much work had already been done, but several issues were outstanding. He said the City and the engineer agreed on what work needed to be done and they must now obtain bids to perform the work. Mr. Liss requested 60 to 90 days to come back with a status report.

Mr. Maurice Murray, Code Enforcement Supervisor, said the project had moved very slowly at the beginning, but the new engineer appeared to be "top notch" and now progress was being made. Mr. Liss explained that one building on the property was a hotel and the other was an apartment house.

Supervisor Murray said he did not object to 60-day extension for Mr. Liss to return with a progress report. Mr. Liss stated that at the last hearing, the Special Magistrate had agreed that the fines would not be imposed.

The court consulted with the City Attorney's office and Ms. Bazer stated the City would not request imposition of the fine.

Mr. Liss agreed to bring an engineer or contractor for the progress report. Supervisor Murray suggested Mr. Liss and his contractor meet with the Code Enforcement Department in 60 days and return to the Special Magistrate hearing in 90 days.

Judge Hull granted an extension to 4/5/07 and ordered the owner to reappear at that hearing.

Case: CE06010877

Natchez Resort 1997 Ltd
735 North Fort Lauderdale Beach Boulevard

Hearing to Impose Fine

Ordered to Reappear from 11/6/06

Ms. Bazer announced that this case was first heard 4/6/06 to comply by 10/3/06: 5 sections at \$150 per day. The property was not complied and the City was requesting imposition of \$32,250 in fines and their continued accrual until the property was complied.

Judge Hull granted an extension to 4/5/07 and ordered the owner to reappear at that hearing.

Case: CE06021432

Moses Spencer
1537 Northwest 4th Avenue

Ordered to Reappear from 11/21/06

Ms. Bazer announced that the owner was ordered to appear today at the 11/21/06 hearing.

Mr. Moses Spencer, owner, said he was working on the car and must find a storage place for it. Mr. Spencer explained that he had been hospitalized in September and had relatives helping him clean up the property. Officer Torres reported that as of her reinspection on January 2, 2007 no progress had been made at the property.

Judge Hull signed the order to impose a fine of \$1,200 with fines continuing to accrue until complied.

The next two cases for the same owner were heard together:

Case: CE06101167

South Riverwalk Investments LLC

Request for Extension

417 South Andrews Avenue

Ms. Bazer announced that the owner was requesting an extension.

Mr. Len Ackley, Code Enforcement Officer, reported that the owner was in the process of demolishing the buildings.

Mr. Rod Feiner, attorney, apologized on behalf of his partner, Dick Coker, explaining that the December Special Magistrate hearing had "missed our office calendar; otherwise, we would have been here at that time." He confirmed the owner planned to demolish the buildings and was in the process of obtaining bids. Mr. Feiner requested 90 days to comply, and to return in 60 days with progress report. Judge Hull granted an extension to 4/5/07 and ordered the owner to reappear at that hearing.

Case: CE06101169

Request for Extension

South Riverwalk Investments LLC
429 South Andrews Avenue

Ms. Bazer announced that the owner was requesting an extension.

Judge Hull granted an extension to 4/5/07 and ordered the owner to reappear at that hearing.

Case: CE06060543

Request for Extension

Deborah Campion & Louis Cupio
1613 Northwest 11th Court

Ms. Bazer announced that the owner was requesting an extension.

Mr. Louis Cupio, owner, requested an extension. His permit application had been returned to the engineer for additional information. He requested 60 additional days. Mr. Cupio confirmed that the property would be rehabilitated.

Ms. Cheryl Pingitore, Code Enforcement Officer, said there were many issues at the property and she did not favor granting an extension because the structure was unsafe, per Building Inspector Strawn. Officer Pingitore recommended ordering Mr. Cupio to appear at the 2/1/07 hearing for a status report, and Inspector Strawn could appear as well.

Judge Hull granted an extension to 2/1/07.

Case: CE06060756

Request for Extension

Suzanne & Brian McGuire
1010 Northwest 45th Court

Ms. Bazer announced that the owner was requesting an extension.

Mr. Brian McGuire, owner, said he was still trying to get the permit. He was unsure how long the work would take once he had the permit.

Judge Hull granted an extension to 3/1/07.

Case: CE06100333

Request for Extension

Nancy Lafferty

125 West Sunrise Boulevard

Ms. Bazer announced that the owner was requesting an extension.

Mr. Robert Leff, attorney for the owner, explained that Ms. Lafferty's husband had passed away and his son was attempting to handle the issues at the property. Mr. Leff requested a 60 to 90-day extension and abatement of any existing fines. Mr. Leff explained that the owner's husband had been responsible for upkeep on the property.

Mr. Karl Lauridsen, Landscape Inspector, agreed to work with the owner, and had no objection to a 45-day extension.

Judge Hull granted an extension to 3/1/07 and ordered the owner to reappear at that hearing.

Case: CE06071425

Ordered to Reappear from 11/21/06

D R and Janet Hansen

1532 Northeast 15th Avenue

Ms. Bazer announced that the owner was ordered to appear today at the 11/21/06 hearing.

Mr. Dale Hansen, owner, said they had complied within "a handful of days" of receiving the order. He asked Judge Hull to abate the fine. He explained the landscape work done at the property after the hurricane last year. Mr. Hansen said he had not received the notice, and according to his research, the City was obligated to send notice not only to the address with the tax assessor's office, but also "any other address on record." He said he paid his utility bills through an Ohio address, so he believed the City had that address.

Mr. Len Ackley, Code Enforcement Officer, stated the property had been posted for service when Mr. Hansen was out of town. Mr. Hansen stated he had done all of the work within three days of discovering the violations.

Mr. Hansen said he was noticed at the Ohio address. Judge Hull confirmed that certified mail was sent on October 25, 2006, November 2, 2006 and November 22, 2006. The first mailing had been to the Fort Lauderdale address.

Officer Ackley confirmed that Mr. Hansen had complied the property between November 2 and November 16, 2006. Ms. Bazer explained that after the first notice was sent to the Fort Lauderdale address, the Post Office notified the City of the temporary address in Ohio.

Mr. Hansen stated that as soon as he learned of the violations, he had driven down from Ohio and immediately begun the work. Officer Ackley recommended the fine be reduced to \$200.

Judge Hull reduced the fine to \$200.

Case: CE06080118

Hearing to Impose Fine

Charles Jenkins
1071 Northwest 23rd Terrace

Ms. Bazer announced that this case was first heard 11/2/06 to comply by 11/30/06: 1 section at \$25 per day. The property was complied and the City was requesting imposition of a \$700 fine.

Mr. Charles Jenkins, owner, stated the fence has been removed on October 30, 2006.

Ms. Tuchette Torres, Code Enforcement Officer, said Mr. Jenkins had removed half of the fence by October 30. She had informed him that the rest of the fence must be removed, and that was done by December 29, 2006. Officer Torres explained that there was confusion because Mr. Jenkins had two fences on the property, a chain link and a wooden fence. He had removed the wooden fence and had not realized that the chain link must be removed as well.

Judge Hull did not impose any fine.

Case: CE06061530

Request for Extension

Rosalind Payne
2791 Northwest 25th Street

Ms. Bazer announced that the owner was requesting an extension.

Ms. Rosalind Payne, owner, requested an extension to purchase the shingles for the roof repair.

Ms. Tuchette Torres, Code Enforcement Officer, confirmed that all violations were complied except for the roof. She recommended a 1-month extension.

Judge Hull granted an extension to 2/1/07.

Case: CE06081718

Augustine & Judy Gonzalez
640 East Campus Circle

Hearing to Impose Fine

Ordered to Reappear from 11/16/06

Ms. Bazer announced that this case was first heard 10/5/06 to comply by 10/15/06: 1 section at \$100 per day. The property was complied and the City was requesting imposition of a \$3,100 fine and its continued accrual until the property was complied.

Ms. Judy Gonzalez, owner, stated the property was complied. She explained that the cars parked on the lawn belonged to the tenant's son's visiting friends. Ms. Gonzales said the tenant had been ill and had not paid rent since November and would move out by the end of January. Ms. Gonzales asked Judge Hull to reduce the fine.

Mr. Andre Cross, Code Enforcement Officer, reported that the unlicensed, inoperable vehicle in violation of section 9-281(b) was removed as of November 16. Fines had accrued for one month on section 9-281(b). No fines had accrued for violation of section 9-304(b), the cars parked on the lawn. Ms. Gonzalez said the tenant had told her the car in question belonged to a friend and was on the property temporarily whenever she asked about it.

Ms. Bazer explained that certified mail had been returned three times to the Post Office as unclaimed. Ms. Gonzalez said the first notice she had received was to attend the hearing to impose the fine in November.

Judge Hull imposed no fine.

Case: CE06091624

Fredic Edmondson
440 Southwest 30th Avenue

Hearing to Impose Fine

Ms. Bazer announced that this case was first heard 11/16/06 to comply by 11/26/06 and 11/30/06: 2 sections at \$25 per day and 1 section at \$100 per day. The property was complied and the City was requesting imposition of a \$1,300 fine.

Mr. Fredic Edmondson, owner, said he had removed two cars after the first hearing and was later informed that the antique truck he kept in the backyard must be removed as well. He was ill at the time, so he had not acted right away, but had then given the truck away in order to comply.

Mr. Andre Cross, Code Enforcement Officer, confirmed that all of the violations were complied as of December 7, 2006. 9-281(b) was out of compliance for 10 days; 9-304(b) and 18-27(a) were out of compliance for 6 days each. Officer Cross agreed that Mr. Edmondson was confused about which vehicles must be removed. Judge Hull reminded Mr. Edmondson that the order specifically named the yellow truck as the vehicle that must be removed. Mr. Edmondson reiterated that he had been ill and had therefore delayed removing the truck.

Judge Hull signed the order to impose a \$1,000 fine for section 9-281(b) and a \$150 fine for section 18-27(a).

Case: CE06072121

Request for Extension

Meredith Oliver
3120 Northwest 68th Court

Ms. Bazer announced that the owner was requesting an extension.

Ms. Meredith Oliver, owner, requested an extension for 91 days for her permit to be granted. She had applied for the permit on December 26, 2006.

Mr. Sal Viscusi, Code Enforcement Officer, said Ms. Oliver had needed a new survey prior to applying for the permit and this had delayed things. Officer Viscusi informed Judge Hull that the entire property was surrounded by orange construction fencing. Ms. Oliver said a friend was helping her with the fence; she had not hired a contractor.

Judge Hull granted an extension to 2/1/07.

Case: CE05120277

Hearing to Impose Fine

Dalila & Henry Chavarro
515 Northeast 15th Street

Ms. Bazer announced that this case was first heard 11/2/06 to comply by 11/30/06: 2 sections at \$25 per day. The property was not complied and the City was requesting imposition of a \$1,700 fine and its continued accrual until the property was complied.

Mr. Alberto Savalas translated for Mr. Harry Chavarro, the owner. Mr. Savalas explained that the fence was taken down to allow heavy machinery in to remove hurricane debris. The tenant on the property had never given Mr. Chavarro the notices regarding the violations. Mr. Savalas said it had been difficult to get someone out to the property to remove the debris over the holidays, but this had been done now.

Mr. Adam Feldman, Code Enforcement Officer, said Mr. Savalas had phoned him on December 29th and he had visited the property that same day. While he was present, the property was not complied, but Mr. Savalas had phoned later in the day to report that it was. Officer Feldman had not had the opportunity to reinspect the property as yet.

Officer Feldman said he had spoken with Ms. Chavarro and a neighbor who was tending the property a few times, well before the property was to have complied. Ms. Bazer confirmed that the order had been returned by the Post Office.

Judge Hull continued the case to 2/1/07 and ordered the owner to reappear at that hearing.

Reference CE06060614

Hearing to Impose Fine

Scott Anthony Renberg
841 Northwest 4th Avenue

Ms. Bazer announced that this case was first heard 10/5/06 to comply by 11/4/06: 1 section at \$25 per day. The property was not complied and the City was requesting imposition of a \$1,500 fine and its continued accrual until the property was complied. Mr. Scott Renberg, owner, said the roof only needed sealing; he had already put down the new paper. The other two violations were complied. He said he had not been able to afford to buy the roof sealer and this was why there had been the delay in complying.

Judge Hull signed the order to impose the fine.

Case: CE06071184

Ordered to Reappear from 11/16/06

Glenn Wright Construction and Development Inc.
2747 Northeast 21st Court

Ms. Bazer announced that this case was first heard 9/7/06 to comply by 9/17/06 and 9/21/06: 2 Sections at \$50 per day and 1 Section at \$200 per day. The property was complied and the City was requesting imposition of a \$12,000 fine.

Mr. Jay Richardson, attorney for the owner, explained that the owner had hired the demolition contractor on August 2, 2006, but the contractor had been delayed because of a propane tank found on the property and because FPL had not cut power to the property until September 27, 2006. Judge Hull asked why the owner had not requested an extension.

Mr. Len Ackley, Code Enforcement Officer, confirmed that the fence and pool were complied on October 18, and on November 16 an extension was granted to November 24. Officer Ackley had reinspected on January 2, 2007 and found the property complied. Mr. Richardson said he did not know the exact date section 18-27(a) was complied. It was sometime between October 21st and October 31st. Judge Hull adjusted the fine amounts.

Mr. Richardson remarked that they had built 300 homes in the past five years, and this was the first such case that had come up.

Judge Hull imposed a fine of \$5,000.

The next five cases for the same owner were heard together:

Case: CE05101075

Request for Extension

Sunrise Sport Cars Inc
1717 Northwest 9th Lane

Ms. Bazer announced that the owner was requesting an extension.

Mr. Scott Stringham, owner, said he was experiencing difficulty finding a fencing contractor. He requested a 60-day extension. Mr. Stringham explained that this was one property that had been divided into separate lots. Mr. Stringham informed Judge Hull that all other violations on this property were complied.

Mr. Adam Feldman, Code Enforcement Officer, said the other violations were complied as of December 28, 2006. Mr. Stringham said he had asked for an extension but had to wait to appear at this hearing.

Judge Hull granted an extension to 3/1/07 and ordered property owner to reappear at that time .

Case: CE05101149

Request for Extension

Sunrise Sport Cars Inc
1721 Northwest 9th Lane

Ms. Bazer announced that this case was first heard 9/7/06 to comply by 12/6/06: 4 sections at \$100 per day.

Mr. Scott Stringham, owner, said this property was the same as the previous property. He stated they had been diligent in trying to comply all of the violations. Mr. Stringham said he had asked for the extension around Thanksgiving but the City could not put him on the December agenda. Supervisor Murray stated there was a comment in the computer that Officer Lee Kaplan had inquired about putting the case on the agenda on December 5, 2006.

Judge Hull granted an extension to 3/1/07 and ordered property owner to reappear at that time.

Case: CE05101152

Request for Extension

Sunrise Sport Cars Inc
1723 Northwest 9th Lane

Ms. Bazer announced that this case was first heard 9/7/06 to comply by 12/6/06: 5 sections at \$100 per day.

Judge Hull granted an extension to 3/1/07 and ordered property owner to reappear at that time.

Case: CE05100636

Request for Extension

Sunrise Sport Cars Inc
1744 W Sunrise Blvd.

Ms. Bazer announced that this case was first heard 9/7/06 to comply by 12/6/06: 1 section at \$100 per day.

Judge Hull granted an extension to 3/1/07 and ordered property owner to reappear at that time.

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Case: CE05101156

Request for Extension

Sunrise Sport Cars Inc
1800 West Sunrise Boulevard

Ms. Bazer announced that this case was first heard 9/7/06 to comply by 12/6/06: 2 sections at \$100 per day.

Mr. William Snow, Code Enforcement Officer, explained that sections 47-19.9 and 47-34.1.A.1. were still in violation.

Mr. Scott Stringham, owner, explained that his occupational license was for auto storage yards and when he bought the property he was unaware he must pull separate licenses for each property. He now had to get the auto storage yard grand fathered in. His attorney had suggested he request 180 days.

Judge Hull granted an extension to 3/1/07 and ordered property owner to reappear at that time.

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Case: CE06090497

Hearing to Impose Fine

Rodwell Moses
132 Southwest 21st Way

Ms. Bazer announced that this case was first heard 11/2/06 to comply by 11/30/06: 1 section at \$25 per day. The property was complied and the City was requesting imposition of a \$125 fine.

Mr. Rodwell Moses, owner, said he had complied by the ordered date.

Mr. Andre Cross, Code Enforcement Officer, testified that when he reinspected the property on December 1, 2006, three violations were complied, but the lawn was still overgrown. He reinspected on December 6 and the lawn was mowed. Mr. Moses said he had cut the lawn on December 1.

Judge Hull imposed no fine.

Case: CE06061656

Hearing to Impose Fine

Hubert Henry
2640 Northwest 20th Street

Ms. Bazer announced that this case was first heard 11/2/06 to comply by 11/30/06: 3 sections at \$25 per day. The property was not complied and the City was requesting imposition of a \$2,550 fine and its continued accrual until the property was complied.

Mr. Hubert Henry, owner, said the property was complied.

Ms. Tuchette Torres, Code Enforcement Officer, said when she reinspected on December 29, 2006 the property was not complied. Mr. Henry had phoned her on January 3, 2007 and informed her that he had repaired the fence and that he would not replace the lawn because he intended to build a house on the property. Officer Torres noted that Mr. Henry had no permits on the property to build. She had not yet reinspected the property to confirm whether the fence was complied.

Judge Hull signed the order to impose the \$2,550 fine with fines continuing to accrue until complied.

Case: CE06101778

Sarria Holdings II Inc.
3200 Davie Boulevard

Ms. Bazer announced that certified mail addressed to the owner and registered agent were both accepted on 12/8/06.

Violation:

- 9-280(h)(1): THE WOOD FENCE AROUND THE PERIMETER OF THE PROPERTY IS IN DISREPAIR IN THAT THERE ARE SOME SECTIONS THAT ARE LEANING AND/OR MISSING, AND OTHER SECTIONS THAT HAVE BROKEN AND/OR MISSING SLATS.

Ms. Bazer recommended ordering compliance within 4 weeks or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance by 2/1/07 or a fine of \$100 per day would be imposed.

Case: CE06110002

Nils Olsen

3804 Southwest 12 Court

Ms. Bazer announced that Officer Quintero had a stipulated agreement with the owner to comply.

Violations:

- 9-280(b) : THERE ARE WALLS, WINDOWS, DOORS AND FASCIA THAT ARE NOT MAINTAINED AND IN DISREPAIR AT THIS PROPERTY.
- 9-281(b) : THERE ARE UNLICENSED, INOPERABLE VEHICLES AT THIS PROPERTY: BEIGE HONDA ACCORD W/EXPIRED TAG.
- 9-306 : THE EXTERIOR OF STRUCTURE IS NOT MAINTAINED AT THIS PROPERTY. THERE ARE HOLES IN WALLS AND MISSING/PEELING PAINT.

Ms. Bazer stated the terms of the stipulated agreement as follows: comply 9-280(b) and 9-306 within 8 weeks or a fine of \$50 per day, per violation; comply 9-281(b) within 2 weeks or a fine of \$100 per day or the vehicle would be towed.

Judge Hull approved the stipulated agreement and ordered compliance with 9-280(b) and 9-306 within 8 weeks or a fine of \$50 per day, per violation, and with 9-281(b) within 2 weeks or a fine of \$100 per day with the right to tow the beige Honda Accord.

Case: CE06110018

Curtis & Valvery Hillsman

3432 Southwest 12th Place

Ms. Bazer announced that Officer Quintero had a stipulated agreement with the owner to comply.

Violations:

- 9-280(h)(1): THERE IS A CHAIN-LINK FENCE IN DISREPAIR.
- 9-304(b) : THERE ARE UNLICENSED, INOPERABLE VEHICLES PARKED ON THE LAWN AT THIS PROPERTY.
- 9-313(a) : THERE ARE NO HOUSE NUMBERS DISPLAYED OR VISIBLE AT THIS PROPERTY.

- 9-281(b) : THERE ARE UNLICENSED, INOPERABLE VEHICLES AT THIS PROPERTY: WHITE FORD VAN, WHITE FORD EXPLORER.

Ms. Bazer stated the terms of the stipulated agreement as follows: comply 9-280(h)(1), 9-304(b) and 9-313(a) within 30 days or a fine of \$50 per day, per violation; comply 9-281(b) within 10 days or a fine of \$100 per day or the vehicle would be towed.

Judge Hull approved the stipulated agreement and ordered compliance with 9-280(h)(1), 9-304(b) and 9-313(a) within 30 days or a fine of \$50 per day, per violation; and with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the white Ford van and the white Ford Explorer.

Case: CE06110009

Zargar Properties Inc.
214 South Federal Highway

Ms. Bazer announced that certified mail addressed to the owner and registered agent were both accepted on 12/6/06.

Violation:

- 9-307(b) : THERE IS GRAFFITI PAINTED ON THE STORE FRONT WINDOWS ON THIS BUILDING.

Ms. Bazer recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day would be imposed.

Case: CE06110071

Greek Orthodox Community of Broward County
800 Northeast 14th Avenue

Ms. Bazer announced that certified mail addressed to the owner was accepted [no date] and certified mail addressed to the registered agent was accepted on 12/20/06. Officer Thime had a stipulated agreement with the owner to comply.

Violations:

- 18-27(a) : THERE IS RUBBISH, TRASH AND DEBRIS ON THE VACANT LOT.
- 47-19.9 : THERE IS A STORAGE TRAILER ON THE VACANT LOT.

Ms. Bazer stated the terms of the stipulated agreement as follows: comply 18-27(a) within 3 weeks or a fine of \$25 per day; comply 47-19.9 within 13 weeks or a fine of \$25 per day.

Judge Hull approved the stipulated agreement and ordered compliance with 18-27(a) within 3 weeks or a fine of \$25 per day and with 47-19.9 within 13 weeks or a fine of \$25 per day.

Case: CE06091707

Larry Lawrence
1700 Southeast 4th Avenue

Ms. Bazer announced that service was via posting on the property on 12/8/06 and posting at City Hall on 12/21/06.

Violations:

- 9-304(b) : THERE ARE SEVERAL VEHICLES PARKED ON THE LAWN/GRASS AREA.
- 9-313(a) : THERE ARE NO VISIBLE HOUSE NUMBERS ON THE PROPERTY.
- 18-27(a) : THERE IS OVERGROWTH, TRASH AND DEBRIS ON THE PROPERTY AND SWALE.
- 47-19.9 : THERE IS OUTDOOR STORAGE ON THE PROPERTY, INCLUDING, BUT NOT LIMITED TO TIRES AND FURNITURE.

Ms. Bazer recommended ordering compliance within 2 weeks or a fine of \$25 per day, per violation.

Judge Hull found in favor of the City and ordered compliance within 2 weeks or a fine of \$25 per day, per violation would be imposed.

Case: CE06101847

Geronimo & Padelis
826 Southeast 12th Court

Ms. Bazer announced that certified mail addressed to the owner and registered agent were both accepted on 12/8/06.

Violations:

- 18-27(a): PROPERTY IS OVERGROWN AND IS NOT BEING MAINTAINED.
- 47-19.9 : THERE IS OUTDOOR STORAGE OF BUILDING MATERIAL ON THE CORNER.

Ms. Bazer recommended ordering compliance within 2 weeks or a fine of \$25 per day, per violation.

Judge Hull found in favor of the City and ordered compliance within 2 weeks or a fine of \$25 per day, per violation would be imposed.

Case: CE06072282

Keith & Dawn Costello

2611 Northeast 40th Street

Ms. Bazer announced that Officer Gottlieb had a stipulated agreement with the owner to comply.

Violations:

- 9-280(h)(1) : THE FENCE IS IN DISREPAIR. THERE ARE MISSING SLATS AND PART OF THE FENCE HAS FALLEN.
- 9-306 : THE EXTERIOR OF THE STRUCTURE IS NOT BEING MAINTAINED. THERE ARE MISSING AND BROKEN BRICKS IN THE WALKWAY.

The following violations were now complied:

- 9-280(g) : THE POOL PUMP IS IN DISREPAIR AND THE POOL WATER IS GREEN AND NOT CIRCULATING.
- 9-308(a) : THE ROOF IS IN DISREPAIR. THERE ARE BROKEN TILES.

Ms. Bazer stated the terms of the stipulated agreement as follows: comply 9-280(h)(1) and 9-306 within 4 weeks or a fine of \$25 per day, per violation.

Judge Hull approved the stipulated agreement and ordered compliance with 9-280(h)(1) and 9-306 within 4 weeks or a fine of \$25 per day, per violation.

Case: CE06102497

Sailboat Ventures LLC
212 Southwest 9th Avenue

Ms. Bazer announced that certified mail addressed to the registered agent was accepted on 12/28/06.

Violation:

- 9-329(b) : THE PROPERTY IS BOARDED WITHOUT A BOARD-UP CERTIFICATE.

Ms. Bazer recommended ordering compliance within 2 weeks or a fine \$50 per day.

Judge Hull found in favor of the City and ordered compliance within 2 weeks or a fine \$50 per day would be imposed.

Case: CE06102499

Sailboat Ventures LLC
200 Southwest 9th Avenue

Ms. Bazer announced that certified mail addressed to the registered agent was accepted on 12/28/06.

Violation:

- 9-329(b) : THE PROPERTY IS BOARDED WITHOUT A BOARD-UP CERTIFICATE.

Ms. Bazer recommended ordering compliance within 2 weeks or a fine \$50 per day.

Judge Hull found in favor of the City and ordered compliance within 2 weeks or a fine \$50 per day would be imposed.

Case: CE06090571

Maurice & Sonia Walker
631 Carolina Avenue

Ms. Bazer announced that service was via posting on the property on 12/12/06 and posting at City Hall on 12/21/06.

Violations:

- 18-27(a) : THE LAWN ON THIS PROPERTY IS OVERGROWN AND NOT MAINTAINED. ALSO RUBBISH, TRASH AND DEBRIS ARE SCATTERED ABOUT THE PROPERTY.
- 9-281(b) : THERE IS AN UNLICENSED, INOPERABLE HONDA ACCORD STORED ON THIS PROPERTY.
- 9-306 : THERE ARE AREAS OF STAINED AND DIRTY PAINT ON THIS BUILDING.

Ms. Bazer recommended ordering compliance with 18-27(a) within 14 days or a fine of \$50 per day, with 9-281(b) within 14 days or a fine of \$100 per day or the vehicle would be towed, and with 9-306 within 4 weeks or a fine of \$50 per day.

Judge Hull found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$50 per day, with 9-281(b) within 14 days or a fine of \$100 per day with the right to tow the Honda Accord, and with 9-306 within 4 weeks or a fine of \$50 per day.

Case: CE06110069

Luvia Pierre and John Fanfan
1064 Carolina Avenue

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/6/06.

Violations:

- 18-27(a) : THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THIS PROPERTY.
- 9-281(b) : THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED ON THIS PROPERTY: BLUE FORD SEDAN.

Ms. Bazer recommended ordering compliance with 18-27(a) within 14 days or a fine of \$25 per day, and with 9-281(b) within 14 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 18-27(a) within 14 days or a fine of \$25 per day, and with 9-281(b) within 14 days or a fine of \$100 per day with the right to tow the blue Ford sedan.

Case: CE06081289

Winston Watt
1437 North Andrews Avenue

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/9/06.

Violations:

- 9-306 : THE PAINT ON THE STRUCTURE IS DIRTY AND STAINED.
- 9-313(a) : THE HOUSE NUMBERS ARE NOT DISPLAYED OR VISIBLE ON THE STRUCTURE.

Ms. Bazer recommended ordering compliance with 9-306 within 4 weeks or a fine of \$50 per day, and with 9-313(a) within 2 weeks or a fine of \$50 per day.

Judge Hull found in favor of the City and ordered compliance with 9-306 within 4 weeks or a fine of \$50 per day, and with 9-313(a) within 2 weeks or a fine of \$50 per day would be imposed.

Case: CE06101110

John Dokimos
823 Northeast 14^h Court

Ms. Bazer announced that service was via posting on the property on 12/11/06 and posting at City Hall on 12/21/06.

Violation:

- 18-27(a): THERE IS OVERGROWTH ON THE PROPERTY AND SWALE.

The following violation was now complied:

- 9-281(b): THERE IS AN UNLICENSED TRAILER AND BOAT ON THE PROPERTY.

Ms. Bazer recommended ordering compliance with 18-27(a) within 14 days or a fine of \$25 per day.

Judge Hull found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$100 per day would be imposed.

Case: CE06102336

Vincent Matraxia
1028 Northwest 3rd Avenue

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/12/06.

Violations:

- 18-27(a) : THERE IS SOME OVERGROWTH, TRASH, LITTER AND DEBRIS SCATTERED ABOUT THE PROPERTY AND SWALE.
- 47-19.9 : THERE IS OUTSIDE STORAGE OF FURNITURE, BOXES, CLOTHES AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.
- 9-280(h)(1) : THE CHAIN-LINK FENCE ON THE PROPERTY IS FALLING DOWN.

Ms. Bazer recommended ordering compliance within 2 weeks or a fine of \$50 per day, per violation.

Judge Hull found in favor of the City and ordered compliance within 2 weeks or a fine of \$50 per day, per violation would be imposed.

Case: CE06110046

Helen Ziobo I TrEstate
1216 North Andrews Avenue

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/29/06.

Violations:

- 9-304(b) : PARKING AND STORING VEHICLES ON THE GRASS.
- 9-306 : THE PAINT ON THE STRUCTURE IS FADED, DIRTY AND STAINED.

The following violation was now complied:

- 9-281(b): THERE ARE SEVERAL UNLICENSED, INOPERABLE VEHICLES ON THE PROPERTY.

Ms. Bazer recommended ordering compliance with 9-304(b) and 9-306 within 4 weeks or a fine of \$25 per day, per violation.

Judge Hull found in favor of the City and ordered compliance with 9-304(b) and 9-306 within 4 weeks or a fine of \$25 per day, per violation would be imposed.

Case: CE06100555

Eunice Greene
1119 Northwest 23rd Avenue

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/7/06.

Violations:

- 47-19.9 : THERE ARE MISCELLANEOUS ITEMS STORED UNDER THE CARPORT ON THE PROPERTY.
- 9-304(b) : THE GRAVEL DRIVE IS NOT DUST/WEED FREE ON THE PROPERTY.

Ms. Bazer recommended ordering compliance within 2 weeks or a fine of \$25 per day, per violation.

Judge Hull found in favor of the City and ordered compliance within 2 weeks or a fine of \$25 per day, per violation.

Case: CE06102081

Yvon Noel

1760 Northwest 24th Terrace

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

Violations:

- 18-27(a) : THERE IS TRASH, RUBBISH AND DEBRIS LITTERING THIS PROPERTY.
- 47-21.8.A. : THERE ARE AREAS OF MISSING/DEAD GROUND COVER ON THIS PROPERTY.
- 9-306 : THE EXTERIOR OF THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF DIRTY/PEELING/MISSING PAINT AND AREAS OF THE FASCIA BOARDS ARE ROTTING.

Ms. Bazer recommended ordering compliance within 4 weeks or a fine of \$25 per day, per violation.

Judge Hull found in favor of the City and ordered compliance within 4 weeks or a fine of \$25 per day, per violation.

Case: CE06102082

Michael & Gail Dixon

1761 Northwest 24th Terrace

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

Violations:

- 47-19.9 : THERE IS OUTSIDE STORAGE PRESENT ON THIS PROPERTY. SPECIFICALLY, PLYWOOD BY THE FRONT GATE.

- 9-280(h)(1): THERE IS A CHAIN-LINK FENCE ON THIS PROPERTY IN DISREPAIR.
- 9-304(b) : THERE ARE BOATS/TRAILERS PARKED ON GRASS SURFACE ON THIS PROPERTY. SPECIFICALLY, TWO (2) BOATS/TRAILERS PARKED ON THE LAWN IN THE BACK YARD.

Ms. Bazer recommended ordering compliance within 4 weeks or a fine of \$25 per day, per violation.

Judge Hull found in favor of the City and ordered compliance within 4 weeks or a fine of \$25 per day, per violation.

Case: CE06102348

Rosetta Spence Estate C/O Dorothy King
1833 Northwest 25th Terrace

Ms. Bazer announced that certified mail addressed to the owner's estate in care of Dorothy King was accepted on 12/8/06. She stated Officer Viscusi had a stipulated agreement with the owner to comply.

Violations:

- 47-21.8: THERE ARE AREAS OF DEAD/MISSING GROUND COVER ON THIS PROPERTY.
- 9-304(b) : THERE IS A TRAILER PARKED ON GRASS SURFACE IN THE BACK YARD ON THIS PROPERTY.

Ms. Bazer stated the terms of the stipulated agreement as follows: comply within 91 days or a fine of \$25 per day, per violation.

Judge Hull approved the stipulated agreement and ordered compliance within 91 days or a fine of \$25 per day, per violation.

Case: CE06071522

Enclave at the Oaks Townhomes LLC
502 Southwest 20th Avenue

Hearing to Impose Fine

Ms. Bazer announced that this case was first heard 11/2/06 to comply by 11/30/06: 4 sections at \$25 per day. The property was not complied and the City was requesting imposition of a \$3,400 fine and its continued accrual until the property was complied.

Judge Hull imposed the \$3,400 fine.

Case: CE06061036

Aaron Newman
210 Southwest 8th Avenue

Request for Continuance

Ms. Bazer announced that the City was requesting a 91-day continuance from 12/6/06 – 3/1/07.

Judge Hull granted the continuance.

Case: CE06060373

Hearing to Impose Fine

Shirley & Cheryl Weaver
2356 Northwest 14th Street

Ms. Bazer announced that this case was first heard 10/5/06 to comply by 12/4/06: 2 sections at \$50 per day. The property was not complied and the City was requesting imposition of a \$3,000 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the \$3,000 fine.

Case: CE06080703

Hearing to Impose Fine

Maurice Walker
2308 Northwest 26th Street

Ms. Bazer announced that this case was first heard 11/16/06 to comply by 11/30/06: 4 sections at \$100 per day. The property was not complied and the City was requesting imposition of a \$13,600 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the \$13,600 fine.

Case: CE06041608

Request for Extension

Ronnie Borden
1416 Southwest 18th Court

Ms. Bazer announced that the City was requesting a 60-day extension to 3/1/07.

Judge Hull granted an extension to 3/1/07.

Case: CE06050334

Request to Vacate Order of 12/7/06

100 Law Building
18 Southeast 9th Street

Ms. Bazer announced that the City was requesting vacation of the order dated 12/7/06.

Judge Hull vacated the order.

Case: CE06090357

Request to Vacate Order of 12/7/06

Tristan & Yadira Keen
951 Southwest 16th Street

Ms. Bazer announced that the City was requesting vacation of the order dated 12/7/06.

Judge Hull vacated the order.

Case: CE06101065

Request to Vacate Order of 12/7/06

Michael Emerson
415 Southeast 23rd Street

Ms. Bazer announced that the City was requesting vacation of the order dated 12/7/06.

Judge Hull vacated the order.

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:

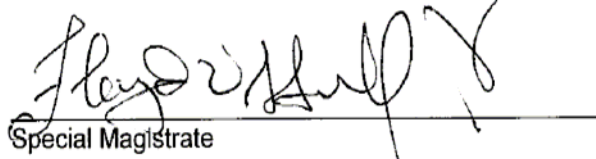
CE06100197	CE06110022	CE06090942	CE06101062
CE06102756	CE06102046	CE06102120	CE06102647
CE06102213	CE06102441	CE06110192	CE06102600
CE06110664	CE06110699	CE05111555	CE06091013
CE06100634	CE06102191	CE06101749	CE06110752
CE06110058	CE06110059	CE06110890	CE06120050
CE06110900	CE06081567	CE06101047	CE06101490
CE06110334	CE06102075	CE06102353	CE06102375
CE06102379	CE06071048	CE06070429	CE06050744

Cases Pending Service

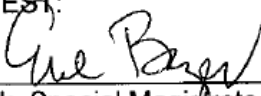
Ms. Bazer announced that the below listed cases had been withdrawn pending service to the respondents. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE06111385	CE06070198	CE06092031	CE06092046
CE06111550	CE06101476	CE06110428	CE06091909
CE06102395	CE05100498	CE06100623	CE06071074
CE06102820	CE06110060	CE06081978	CE06090103
CE06102506	CE06111267	CE06091416	CE06102317
CE06102323	CE05101444	CE06050649	CE06062109
CE06100071			

There being no further business, the hearing was adjourned at 3:30 p.m.


Special Magistrate

ATTEST:



Clerk, Special Magistrate