

**SPECIAL MAGISTRATE HEARING
City Commission Meeting Room
Judge Floyd Hull Presiding
January 18, 2007
9:00 A.M. –12:58 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
Aretha Davis, Code Enforcement Officer
Dick Eaton, Code Enforcement Officer
Adam Feldman, Code Enforcement Officer
John Gossman, Code Enforcement Supervisor
Ingrid Gottlieb, Code Enforcement Officer
Lee Kaplan, Code Enforcement Officer
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
Mario Sotolongo, Code Enforcement Officer
Ursula Thime, Code Enforcement Officer
Tuchette Torres, Code Enforcement Officer
Irma Westbrook, Code Enforcement Officer

Also Present:

CE06110199: Richard G Coker, Jr, attorney
CE06102500: Ghasem Khavanin, Consulting Engineer; John Sarji, owner
CE06120198: Robert Goodman, owner
CE06120497: Neville Dunn, owner; Naomi Dunn, owner
CE06110494: Margaret C Brown, owner; Brenda L Brown, owner's daughter
CE06120504: Salvatore Russo, owner
CE05121971: Mark Tamecki, owner; Dominique Tamecki, owner's daughter
CE06121150: Eunice Puga, attorney
CE06061577: Bernadette Waisome, owner
CE06051362; 06051358: Arturo Bengochea, architect; Raul Briceno-Silva, owner
CE06061426: Dexter Coelho, owner; Grace Coelho, owner's mother
CE06041302: Kurt Pughsley, owner
CE06110176: Evelyn Hoch, owner
CE06080651: Betty Halford, owner

CE06110492: William Isenberg, owner
CE06060374: Christopher L Smith, attorney
CE06110489: Purvin Pujara, co-owner
CE06051224: Jessie Walden, owner
CE06060951: Gerald Heavner, contractor representative; Joseph Rosen, attorney
CE06111006: Luis Luque, project manager
CE06102399: Ethel Kelley, co-owner
CE06092051: Richard Patterson, property manager, Erica Hernandez, owner
CE06110663: Sotirios Campas, contractor
CE06102028: Betty Williams-Robinson, owner
CE06102130: Minnie Taylor-McNair, owner; William McNair, owner
CE06051292: May Halford-Caschera, owner; Michael Yuri Bass, owner
CE06110716: Gary Lee Shull , tenant
CE06111399: Kazi Iqbal, 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: CE06092051

Synergy Property Services
705 Northwest 2nd Street

Ms. Bazer announced that certified mail addressed to the owner and registered agent were accepted on 1/12/07.

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

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

Officer Snow presented photos of the property and a copy of the case file and recommended ordering compliance within 6 weeks or a fine of \$50 per day.

Ms. Erica Hernandez, owner, presented documentation from Adoma Consulting, who had informed her that an inspection was set for today at 11:00. Officer Snow confirmed that the permit application had been submitted, but the permit had not yet been issued.

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

Case: CE06110663

DEO Pedia Holdings Inc.
1509 South Andrews Avenue

Ms. Bazer announced that certified mail addressed to the owner and registered agent were accepted on 1/4/07.

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

- 9-280(b): THE FACADE OF THE BUILDING IS IN DISREPAIR AND IS MISSING PANELS.
- 9-306 : THE EXTERIOR OF THE BUILDING IS COVERED WITH GRAFFITI.
- 9-313(a): THERE ARE NO VISIBLE STREET ADDRESS NUMBERS ON THE FRONT OF THE PROPERTY.

Officer Eaton presented photos of the property to Judge Hull.

Mr. Sotirios Campas, contractor, said they had begun permit applications in June 2005, and the City had subsequently lost the project plans in the Zoning Department. They now had approvals and some permits had been pulled. Officer Eaton noted that some of the violations could be corrected without permits. Mr. Campas said the property had been cleaned up, but there was no protection from the surrounding area and vandals were destroying the property while they awaited permits.

Mr. Campas described changes the City had requested to the plans. He felt the entire project would last another year. Judge Hull advised Mr. Campas to consider a fence for security. Mr. Campas agreed to put up temporary address numbers.

Judge Hull found in favor of the City and ordered compliance with 9-306 and 9-313(a) by 2/1/07 or a fine of \$25 per day, per violation and with 9-280(b) by 3/22/07 or a fine of \$50 per day.

Case: CE06102399

Bessie Bowen & Ethel Kelley
3721 Southwest 12th Place

Ms. Bazer announced that certified mail addressed to the owner was accepted on 1/11/07.

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

- 9-281(b) : THERE IS AN INOPERABLE BOAT TRAILER STORED ON THE PROPERTY. REMOVE ALL UNLICENSED, INOPERABLE VEHICLES AND TRAILERS.
- 47-19.9 : THERE IS OUTSIDE STORAGE OF GOODS AND MATERIALS INCLUDING, BUT NOT LIMITED TO EQUIPMENT AND OTHER ITEMS.
- 9-304(b) : THERE IS A TRAILER PARKED ON THE LAWN.

Officer Quintero presented photos of the property and the case file and recommended ordering compliance with 9-281(b) and 9-304(b) within 2 weeks or a fine of \$100 per day, per violation and with 47-19.9 within 4 weeks or a fine of \$50 per day.

Ms. Ethel Kelley, owner, requested time to construct storage.

Judge Hull found in favor of the City and ordered compliance with 9-281(b) and 9-304(b) by 2/1/07 or a fine of \$50 per day, per violation and with 47-19.9 by 3/1/07 or a fine of \$50 per day.

Case: CE06120497

Naomi & Neville Dunn
705 Southwest 15th Avenue

Ms. Bazer announced that certified mail addressed to the owner was accepted on 12/30/06.

Mr. John Gossman, Code Enforcement Supervisor, testified to the following violations:

- 18-27(a): THERE IS TRASH AND LITTER ON THE PROPERTY. THIS VIOLATION HAS OCCURRED THREE (3) TIMES PREVIOUSLY. DUE TO THE RECURRING NATURE OF THE VIOLATION, THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE EVEN IF THIS VIOLATION IS IN COMPLIANCE BY THE DATE OF THE HEARING.
- 9-281(b) : THERE ARE UNLICENSED, INOPERABLE VEHICLES (GREEN DARWOO & RED FORD TRUCK) PARKED ON THE PROPERTY. THIS VIOLATION HAS OCCURRED ONCE PREVIOUSLY. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE EVEN IF THIS VIOLATION IS IN COMPLIANCE BY THE DATE OF THE HEARING.

The following violation was now complied:

- 9-280(h)(1) : THERE IS A WOODEN FENCE IN DISREPAIR ON THE PROPERTY.

Supervisor Gossman presented photos of the property recommended ordering compliance with 18-27(a) and 9-281(b) within 2 weeks or a fine of \$100 per day, per violation and stated the red Ford truck was no longer there.

Ms. Naomi Dunn, owner, said she had not known that this section of driveway belonged to them until Supervisor Gossman informed them. She stated littering by passers-by was a daily problem.

Mr. Neville Dunn, owner, confirmed the litter problem. He said the Darwoo belonged to the people next door and he would post a no parking sign. He explained to Judge Hull that Supervisor Gossman had informed them in December that this section of the lot belonged to them and not the neighboring property.

Judge Hull found in favor of the City and ordered compliance with 18-27(a) by 2/1/07 or a fine of \$100 per day and with 9-281(b) by 2/1/07 or a fine of \$100 per day and the City has the right to tow.

Case: CE06110176

Evelyn Seely
1716 Northeast 16th Terrace

Ms. Bazer announced that service was via posting on the property on 1/3/07 and posting at City Hall on 1/4/07.

Mr. Adam Feldman, Code Enforcement Officer, testified to the following violation:

- 9-280(h)(1): THE WOOD FENCE IS IN DISREPAIR.

The following violations were now complied:

- 18-1: THE WATER IN THE SWIMMING POOL IS GREEN AND STAGNANT CREATING A BREEDING PLACE FOR MOSQUITOES. THIS PROPERTY HAS BEEN CITED FOR THIS VIOLATION THREE (3) OTHER TIMES, (CE05091666, CE06020633 AND CE06041595). DUE TO THE REOCCURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT PRIOR TO THE HEARING.
- 18-27(a): THE PROPERTY HAS EXCESSIVE OVERGROWTH.

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

Ms. Evelyn Hoch, owner, agreed to repair the fence. She explained that she had recently replaced the pool pump, so the pool violation would not recur.

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: CE06110716

Rivers Burke Trust
2048 Southwest 28th Avenue

Ms. Bazer announced that service was via posting on the property on 12/12/06 and posting at City Hall on 1/4/07.

Mr. Adam Feldman, Code Enforcement Officer, testified to the following violation:

- 9-281(b): THERE ARE UNLICENSED, INOPERABLE VEHICLES, BOAT AND TRAILER ON THIS PROPERTY. THIS IS A REPEAT VIOLATION OF CASE #05090436, THAT WAS ORIGINALLY HEARD ON 2/16/06 BY SPECIAL MAGISTRATE TELL.

Officer Feldman presented photos of the property, gave vehicle description as a 2 door black Futura and recommended ordering a fine of \$100 a day from the date of service to the compliance date and the right to tow the vehicle.

Mr. Lee Shull, tenant, said they had been waiting for the state to issue titles for the cars; this was why the vehicles had been unlicensed. The vehicles were now licensed and

given to the new owners. Mr. Shull explained that the boats had been moved to accommodate City engineers' canal cleanup. Officer Feldman said he must reinspect the property to prove compliance, but again requested imposition of the \$100 per day fine because this had been a recurring violation.

Mr. Shull explained to Judge Hull that he purchased cars for people who could not afford them to provide them with transportation to jobs. Mr. Shull felt this problem was caused by other issues with the neighbors. Mr. Shull said vehicles present in the yard in the past had been legally registered, but the license plates would be repeatedly stolen.

Judge Hull found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to tow.

Case: CE06120198

Robert Goodman
545 Southwest 15th Avenue

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

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violation:

- 9-304(b): VEHICLES ARE PARKED ON LAWN. DUE TO THE RECURRING NATURE OF THIS VIOLATION THIS CASE WILL BE HEARD, EVEN IF THE PROPERTY IS IN COMPLIANCE.

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

Mr. Robert Goodman, owner, said he could not currently afford to build a driveway for the property. He said after he was cited in October, Inspector Lovingshimer had informed him that it was legal to park on the swale, so he had instructed tenants to park there. This had resulted in non-tenants using the area for parking, and in one of the vehicles legally parked there to be hit by another car.

Officer Lovingshimer had then suggested Mr. Goodman create a gravel parking area, but Mr. Goodman said this would only provide "ammunition" to kids who already pelted the cars with whatever rocks they could find. He said Officer Lovingshimer had informed that he had considered the property complied. Mr. Goodman suggested another area in which to park the cars, and Judge hull agreed this would comply the violation.

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

Case: CE06051292

May Halford

1897 Southwest 28th Avenue

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

Mr. Mike Maloney, Code Enforcement Officer, testified to the following violations:

- 47-21.8 : THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- 9-278(g) : SCREENS MISSING FROM WINDOWS.
- 9-306 : EXTERIOR OF STRUCTURE IS NOT BEING MAINTAINED.
- 9-308(a) : THE ROOF IS IN DISREPAIR AND NOT BEING MAINTAINED.

The following violations were now complied:

- 9-304(b) : BOAT TRAILER PARKED ON GRASS.
- 18-27(a) : THERE IS TRASH AND DEBRIS ON THE PROPERTY.

Officer Maloney presented photos of the property to Judge Hull.

Mr. Michael Bass, owner, said the damage to the property was caused by last year's hurricane, and the property was just recently transferred to his wife's name for her mother. Mr. Bass said he could not afford a roof, and could only work on the weekends, and was responsible for repairs to his mother-in-law's house as well. Mr. Bass asked if there was a City program in which he could enroll to help repair the roof. Judge hull advised him to speak with the inspector.

Judge Hull found in favor of the City and ordered compliance with 9-278(g) by 2/1/07 or a fine of \$25 per day, and with 47-21.8 and 9-306 by 3/1/07 or a fine of \$25 per day, per violation, and with 9-308(a) by 3/22/07 or a fine of \$50 per day.

Case: CE06080651

E.M. & Betty Halford
1947 Southwest 28th Avenue

Ms. Bazer announced that certified mail addressed to the owner was accepted on 1/6/07.

Mr. Mike Maloney, Code Enforcement Officer, testified to the following violations:

- 47-21.8: THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- 9-306 : EXTERIOR OF STRUCTURE IS NOT BEING MAINTAINED.
- 47-34.4 B.3.a. : STORING COMMERCIAL TRAILER ON PROPERTY.

The following violation was complied:

- 9-281(b) : RED FORD PICK-UP WITH EXPIRED TAG ON PROPERTY.

Officer Maloney presented photos of the property to Judge Hull.

Ms. Betty Halford, owner, said she could only do so much, but her son-in-law [the previous respondent] and a neighbor were helping her.

Judge Hull found in favor of the City and ordered compliance with 47-21.8 and 47-34.4 B.3.a. 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: CE06102500

Jason Sarji
506 Southeast 11th Court

Ms. Bazer announced that certified mail addressed to the owner was accepted on 1/8/07.

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

- 9-328(b): THE PROPERTY IS BOARDED WITHOUT A CERTIFICATE OF BOARDING.

Officer Ackley presented photos of the property and inspection report to Judge Hull.

Mr. John Sarji, owner, said he had boarded the building to prevent vagrants from occupying it; he was not aware he needed a permit. He stated they would demolish the building soon to redevelop. Officer Ackley felt Mr. Sarji could pull a permit in two weeks.

Mr. Gus Khavanin, project engineer, confirmed that they must actually obtain the permit to comply and they must request an extension if they could not comply by the ordered time.

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

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

Case: CE06110489

Grif-Ko apartments Inc.
2075 South Federal Highway

Ms. Bazer announced that certified mail addressed to the owner and registered agent were accepted on 1/5/07.

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

- 9-280(b): THE ROOF ON THIS PROPERTY IS IN DISREPAIR AND MISSING SHINGLES THROUGHOUT. THERE ARE BROKEN WINDOWS IN THE BUILDING.
- 9-307(b): THERE ARE BROKEN, BOARDED WINDOWS ON THE PROPERTY.

Officer Eaton presented photos of the property to Judge Hull.

Mr. William Isenberg, owner, requested 60 days to obtain insurance reimbursement and permits for the work. Mr. Isenberg explained that they anticipated the funding soon and would begin with the roof replacement.

Judge Hull found in favor of the City and ordered compliance by 3/22/07 or a fine of \$50 per day, per violation.

Case: CE06110492

Grif-Ko Apartments Inc.
2001 South Federal Highway

Ms. Bazer announced that certified mail addressed to the owner was accepted on 1/8/07 and certified mail addressed to the registered agent was accepted on 1/5/07.

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

- 9-280(b): THE ROOF ON THIS PROPERTY IS IN DISREPAIR AND IS MISSING SHINGLES THROUGHOUT.

Officer Eaton presented photos of the property to Judge Hull.

Judge Hull found in favor of the City and ordered compliance by 3/22/07 or a fine of \$50 per day.

Case: CE06111399

Bayview Petroleum Inc.
5900 North Federal Highway

Ms. Bazer announced that certified mail addressed to the owner and registered agent were accepted on 1/4/07.

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

- 18-27(a): THERE IS LITTER, TRASH AND DEBRIS SCATTERED AROUND THE PROPERTY AND SWALE.

Officer Gottlieb presented photos of the property to Judge Hull.

Mr. Kazi Iqbal, owner, said he had cleaned most of the trash from the property and agreed to install additional trashcans and ashtrays.

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

Case: CE06111006

Concorde Petroleum Enterprises Inc.
3690 West Broward Boulevard

Ms. Bazer announced that certified mail addressed to the owner and registered agent were accepted on 1/4/07.

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

- 18-27(a) : THERE IS TRASH, RUBBISH AND DEBRIS ON PROPERTY. THE LAWN ON THE PROPERTY IS OVERGROWN. THIS IS A REPEAT VIOLATION OF CASE CE05031182 PREVIOUSLY ORDERED IN VIOLATION BY THE SPECIAL MAGISTRATE ON 5/5/05.
- 9-281(b) : THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED ON THIS PROPERTY.

Officer Westbrook presented a photo of the property and copies of the inspection report and property history.

Mr. Luis Luque, project manager, reported that there were two vehicles present two days ago. Mr. Luque confirmed he had trimmed the hedges and cut the grass since then. He stated they had bought the property recently, so the prior violation was against a prior owner. They were now attempting to locate the car owner.

Judge Hull found in favor of the City and ordered compliance with 18-27(a) by 2/1/07 or a fine of \$25 per day and with 9-281(b) within 10 days or a fine of \$100 per day.

Case: CE06121150

Lauderdale Manor Church of the Nazarene
1405 Northwest 15th Court

Ms. Bazer announced that certified mail addressed to the owner was accepted on 1/11/07 and certified mail addressed to the registered agent was accepted on 1/9/07.

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

- 9-281(b): THERE IS AN UNLICENSED TWO (2) DOOR GREEN MUSTANG AND AN INOPERABLE TWO TONE GREEN PICK-UP TRUCK STORED ON THE PROPERTY. THIS VIOLATION IS REPETITIVE PER CE06080494, SPECIAL MAGISTRATE ORDER DATED 10/05/06.

The following violation was now complied:

- 25-4 : THERE ARE VEHICLES STORED OUTSIDE THE DRIVEWAY AREA BLOCKING THE PEDESTRIAN'S USE OF THE SIDEWALK CREATING A PEDESTRIAN HAZARD.

Officer Pingitore presented photos of the property and copies of the property history and notice of violation and recommended ordering compliance with 9-281(b) within 1 day or a fine of \$500 per day. Officer Pingitore reported that the property had a lengthy history of derelict vehicles. She described past vehicles that had been present on the property. Officer Pingitore had spoken with the female tenant several times to advise her to stop bringing vehicles to the property. These particular vehicles had been present on December 20, 2006, when the tenant informed her they belonged to a family member and had not removed them despite Officer Pingitore's warning. Officer Pingitore had phoned the property owner to inform him of the problem.

Ms. Eunice Puga, attorney, said the church intended to comply. The Reverend and Ms. Puga had spoken with the tenant and explained the burden this created for the church. Ms. Puga stated that if the tenant continued to create a problem, she would be warned that she would be evicted. Officer Pingitore explained that neither the tenant nor the pastor had honored their promises to keep the cars off the property. She confirmed that the church had never been fined. Ms. Puga requested time to "take the action we need to take with the tenant."

Judge Hull continued the case to 2/1/07 and ordered the Church Pastor to appear at that hearing.

The following three cases for the same owner were heard together:

Case: CE05110494

Margaret Brown
715 Northwest 19th Avenue

Ms. Bazer announced that service was via posting on the property on 1/3/07 and posting at City Hall on 1/4/07.

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

- 24-27(b) : THE GARBAGE CARTS ARE LEFT IN PUBLIC VIEW AFTER SERVICE.
- 9-280(g) : THERE ARE BROKEN ELECTRICAL FIXTURES ON THE BUILDING. THERE ARE MISSING GLOBES ON OUTSIDE FIXTURES.
- 9-280(h)(1) : THE CHAIN-LINK FENCE HAS BENT RAILS AND IS IN GENERAL DISREPAIR.
- 9-306 : THERE ARE AREAS OF CHIPPED AND PEELING PAINT. THERE ARE AREAS OF FADED PAINT ON THE BUILDING.
- 9-308(a) : THE ROOF HAS AREAS OF ROTTING WOOD AND IS IN A SEVERE CONDITION. THE FASCIA BOARD HAS ROTTED AND DETERIORATED WOOD.

Officer Pingitore explained that the three properties were located in a row on the street. She presented photos of the properties to Judge Hull and copies of the notices of violations, Special Magistrate hearing notices, property histories and her notes.

Ms. Margaret Brown, owner, said she had been ill and not able to make the proper repairs.

Ms. Brenda Brown, Ms. Brown's daughter, said her mother had been living with her in Plantation on and off due to her arthritic condition, and the properties were broken into and vandalized in her absence. Ms. Brown confirmed that two of the three homes were not occupied. She said they had cleaned up the yard and repaired some of the windows. Ms. Brown described the damage caused by vandalism. Ms. Brown said they were considering selling the properties.

Judge Hull found in favor of the City and ordered compliance with 24-27(b) by 2/1/07 or a fine of \$25 per day; with 9-280(g) by 3/1/07 or a fine of \$50 per day, with 9-280(h)(1) by 3/22/07 or a fine of \$25 per day, and with 9-306 and 9-308(a) by 3/22/07 or a fine of \$50 per day, per violation.

Case: CE06071974

C. & Margaret Brown
721 Northwest 19th Avenue

Ms. Bazer announced that service was via posting on the property on 1/3/07 and posting at City Hall on 1/4/07.

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

- 18-27(a): THERE IS TRASH AND DEBRIS SCATTERED ABOUT THE PROPERTY. THE PROPERTY HAS BECOME OVERGROWN AND IS NOT BEING MAINTAINED.
- 24-27.(b): THE GARBAGE CARTS ARE LEFT IN PUBLIC VIEW AFTER SERVICE.
- 47-21.8.A. : THERE ARE DEAD TREES LOCATED AT THE PROPERTY.
- 9-278(b): THERE IS PLYWOOD COVERING THE WINDOWS.
- 9-280(g): THE ELECTRICAL FIXTURES HAVE MISSING GLOBES AND ARE IN GENERAL DISREPAIR.
- 9-280(h)(1): THE CHAIN-LINK FENCE HAS BENT RAILS AND IS IN GENERAL DISREPAIR.
- 9-280(b): THERE ARE BROKEN AND CRACKED WINDOW PANES ON THE BUILDING. THERE ARE MISSING GUTTERS ON THE BUILDING.
- 9-306 : THERE ARE MILDEW STAINS ON THE BUILDING. THE BUILDING HAS NOT BEEN MAINTAINED IN AN ATTRACTIVE MANNER.
- 9-308(a): THE ROOF HAS A BLUE TARP AND IS IN GENERAL DISREPAIR.

Judge Hull found in favor of the City and ordered compliance with 18-27(a), 9-280(g) and 24-27(b) by 2/1/07 or a fine of \$25 per day, per violation; with 47-21.8.A. and 9-278(b) by 3/1/07 or a fine of \$25 per day, per violation, with 9-280(h)(1), 9-280(b), and 9-306 by 3/22/07 or a fine of \$25 per day, per violation, and with 308(a) by 3/22/07 or a fine of \$50 per day.

Case: CE06111308

Margaret Brown
727 Northwest 19th Avenue

Ms. Bazer announced that service was via posting on the property on 1/3/07 and posting at City Hall on 1/4/07.

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

- 24-27(b) : THE GARBAGE CARTS ARE LEFT IN PUBLIC VIEW AFTER SERVICE.
- 9-278(g) : THERE ARE TORN AND MISSING SCREENS ON THE WINDOWS.
- 9-278(b) : THERE IS PLYWOOD COVERING THE WINDOWS.
- 9-280(g) : THE EXTERIOR ELECTRICAL PANEL HAS BEEN VANDALIZED AND IS IN GENERAL DISREPAIR.
- 47-21.10 B.1. : THERE ARE AREAS OF BARE GROUND ON THE PROPERTY LACKING MULCH AND BOARDERS.

Judge Hull found in favor of the City and ordered compliance with 24-27(b) by 2/1/07 or a fine of \$25 per day, with 9-278(g) and 9-278(b) by 3/1/07 or a fine of \$25 per day, per violation, with 9-280(g) by 3/22/07 or a fine of \$50 per day, and with 47-21.10 B.1. by 3/22/07 or a fine of \$25 per day.

Case: CE06061577

Order to Impose Fine

Maurice & Bernadette Waisome
1470 Northwest 21st Street

Ms. Bazer announced that this case was first heard 11/16/06 to comply by 11/30/06: 7 sections at \$50 per day. The property was not complied and the City was requesting an extension.

Ms. Bernadette Waisome, owner, stated she had been hospitalized when the property was cited. She had needed to remove the tenant before renovating the property, but this had taken time. After the eviction, the tenants returned and broke into the home to stay there. Ms. Waisome had boarded the windows to prevent the tenants from vandalizing the property. She explained that the contractor who had started work on the property had abandoned the job in October. Ms. Waisome said that in the interim, the roof had been replaced, and one of the apartments had been renovated.

Officer Pingitore confirmed that when Ms. Waisome inherited the property it was “an absolute mess” from former tenants. She had visited the property recently and stated Ms. Waisome was “turning the property around.” Officer Pingitore recognized the extenuating circumstances and suggested an extension for Ms. Waisome to continue the work. Officer Pingitore explained that violations 47-21.8 and 9-280(g) remained in effect. She withdrew one of the violations, 9-278(b) because the property had been vacant when she cited it and it therefore did not apply.

Ms. Waisome requested a 60-day extension.

Judge Hull granted an extension to 3/15/07 and ordered the owner to appear at that hearing.

Case: CE06060951

Request for Extension

Village at Harbor Beach Development LLC
2424 Southeast 17th Street

Ms. Bazer announced that this case was first heard 8/17/06 to comply by 9/16/06: 2 sections at \$100 per day. Fines had been suspended from 9/17 to 10/19 and from 10/19 to 12/08. Fines had accrued in the amount of \$8,200.

Mr. Joseph Rosen, attorney, reminded Judge Hull that this case involved the relocation of a cooling unit on the property. He explained that the contractor had experienced delays pulling the permit and one was finally issued on December 29. The tower had been relocated, and there was some other work remaining. He requested an extension to February 1, 2007 to comply. Mr. Rosen said he had sent a letter requesting the extension; Ms. Bazer confirmed that this was sent in December.

Mr. Len Ackley, Code Enforcement Officer, confirmed the difficulties the owner experienced securing the permit. He also noted that the work was almost complete.

Mr. Gerald Heavner, contractor, said the work would be completed by next week and they would then perform noise testing.

Judge Hull granted an extension to 3/1/07 and agreed to address the fine issue at that hearing.

Case: CE05121971

Hearing to Impose Fine

Mark Tamecki
1147 Northeast 7th Avenue

Ms. Bazer announced that this case was first heard 6/1/06 to comply by 11/28/06: 1 section at \$100 per day. The property was not complied and the City was requesting imposition of \$5,000 in fines and their continued accrual until the property was complied.

Ms. Dominique Tamecki, the owner's daughter, said they had thought the property was complied, and requested an extension. They intended to investigate the possibility of additional parking.

Mr. Adam Feldman, Code Enforcement Officer, explained that the owner's original solution was not acceptable and the owner was working with Robert Guilford to solve

the problem. He confirmed that they had attempted to comply in a timely manner but their solution had been unacceptable.

Judge Hull did not impose any fine.

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

Case: CE06051358

Order to Impose Fine

LHP Intracoastal II LLC
1518 Northeast 11th Street

Ms. Bazer announced that this case was first heard 9/21/06 to comply by 11/20/06: 2 sections at \$50 per day. The property was not complied and the City was requesting imposition of \$5,800 in fines and the fines continued accrual until the property was complied.

Mr. Arturo Bengochea, architect, said the owner thought the property was complied on October 22, 2006, and sent the Code Enforcement Officer an email to this effect. Mr. Bengochea thought the owner was confused about the need for a demolition permit. Mr. Bengochea presented photos and said he felt the property was now complied.

Mr. Adam Feldman, Code Enforcement Officer, testified that 18-27(a) was complied, but fines continued on 9-280(h)(1) and 9-306, the fence and fascia issues. He had spoken to Mr. Bengochea, who informed him these items were now complied. Officer Feldman must reinspect to prove compliance. Judge Hull examined the email sent by the owner to Officer Feldman.

Mr. Raul Silva, owner, said they has tried to comply the property, but vandals repeatedly broke into the property. He stated the fence was complied prior to the ordered date. Officer Feldman said that as of his last inspection on 12/22/06, the fence and fascia issues were not complied. Mr. Silva said the house had been painted and the fence repaired more than once, and agreed to find proof of the date of the first repairs. Judge Hull agreed to grant an extension for Mr. Silva to return with proof of these repairs.

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

Case: CE06051362

Order to Impose Fine

LHP Intracoastal II LLC
1516 Northeast 11th Street

Ms. Bazer announced that this case was first heard 9/21/06 to comply by 11/20/06: 2 sections at \$50 per day. The property was not complied and the City was requesting imposition of \$5,800 in fines and the fines' continued accrual until the property was complied.

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

Case: CE06041302

Hearing to Impose Fine

Kurt Pughsley
1712 Northwest 4th Street

Ms. Bazer announced that this case was first heard 9/21/06 to comply by 10/1 and 10/6/06: 1 section at \$25 per day and 1 section at \$100 per day. Fines were suspended from 11/2/06 to 11/24/06. The property was complied on 1/9/06 and the City was requesting imposition of \$285 in fines [reduced from \$3,750].

Mr. William Snow, Code Enforcement Officer, said he had spoken with the owner, who said he had been unable to get in touch with the former inspector to reinspect, but had been unsuccessful. Officer Snow felt the property might have been complied sooner. He recommended fines not be imposed.

Judge Hull did not impose a fine.

Case: CE06060374

Order to Impose Fine

Leveorn & Laura Giles
2017 Northwest 21st Avenue

Ms. Bazer announced that this case was first heard 8/17/06 to comply by 8/27 and 9/16/06: 1 section at \$25 per day and 2 sections at \$100 per day. The property was not complied and the City was requesting imposition of \$15,475 in fines and the fines' continued accrual until the property was complied.

Mr. Christopher Smith, the owner's attorney, said the owner had some sort of agreement with the County regarding the use of his property, but Mr. Smith had so far been unable to find proof of this. Now the City of Fort Lauderdale was fining him for the vehicles stored on his property. Mr. Smith said he had a meeting set on Saturday with Mr. Giles to remove some of the vehicles. Mr. Giles wanted to be able to continue to park his own vehicle on the property. Mr. Smith requested a 10-day extension to remove the red truck and the remaining debris.

Ms. Tuchette Torres, Code Enforcement Officer, said that as of January 16, there were still several commercial vehicles on the property. She informed Judge Hull that the property was annexed in 2005 and the City usually honored County permits and licenses, but Mr. Giles never had a permit for commercial vehicle storage.

Mr. Smith said he had spoken with Greg Brewton in the Zoning Department to determine if Mr. Giles could be allowed to keep his own vehicles on the property.

The Assistant City Attorney confirmed that the City enforced the County codes in annexed areas until the areas were rezoned. She pointed out that the order had already been entered indicating a violation existed. Mr. Smith requested an extension to continue his research on the matter.

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

Case: CE06051224

Order to Impose Fine

Jessie Walden
2336 Northwest 15th Street

Ms. Bazer announced that this case was first heard 9/7/06 to comply by 10/7/06: 1 section at \$25 per day. The property was not complied and the City was requesting imposition of \$1,825 in fines and the fines continued accrual until the property was complied.

Ms. Tuchette Torres, Code Enforcement Officer, stated that as of her reinspection on January 16, the property was not complied.

Mr. Jessie Walden, owner, said he cleaned the property every week. Officer Torres said Mr. Walden was referring to another code enforcement case against him. She said she and another inspector had offered to help Mr. Walden, but had refused it. She agreed Mr. Walden had cleaned up much of the debris, but much remained.

Judge Hull signed the order to impose the \$1,825 fine.

Case: CE06061426

Order to Impose Fine

Dexter Coelho
1544 Northwest 9th Avenue

Ms. Bazer announced that this case was first heard 11/16/06 to comply by 11/30/06 and 12/14/06: 2 sections at \$50 per day. The property was complied on 12/15/06 and the City was requesting imposition of \$550 in fines [reduced from \$4,100].

Mr. Dexter Coelho, owner, explained that he was still in the process of evicting the tenant.

Judge Hull signed the order to impose a \$550 fine.

Case: CE06080314

Le Rocher Haitian Baptist Church
3440 Davie Boulevard

Ms. Bazer announced that service was via posting on the property on 1/3/07 and posting at City Hall on 1/4/07.

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

- 47-20.20.H : PARKING LOT IS IN DISREPAIR.

The following violation was now complied:

- 9-281(b): THERE IS TRASH/DEBRIS SCATTERED THROUGHOUT THE PROPERTY. THERE IS OVERGROWTH THROUGHOUT THE PROPERTY.

Officer Kaplan presented photos of the property and a copy of the case file and recommended ordering compliance with 47-20.20.H within 13 weeks or a fine of \$25 per day.

Judge Hull found in favor of the City and ordered compliance with 47-20.20.H within 13 weeks or a fine of \$25 per day.

Case: CE06101464

Nuria Rodriguez
616 Southwest 16th Avenue

Ms. Bazer announced that service was via posting on the property on 12/14/06 and posting at City Hall on 1/4/07.

Mr. Al Lovingshimer, Code Enforcement Officer, testified to the following violations:

- 18-27(a): THERE IS OVERGROWTH AND DEBRIS ON THE PROPERTY.
- 47-20.20.H.: PARKING AREA HAS POT HOLES AND MISSING STRIPING.
- 9-280(b): THE ROOF OVER SECOND FLOOR BALCONY IS NOT WATER-TIGHT AND SHORED UP WITH 4 X 4 LUMBER.
- 9-280(c): THERE ARE MISSING HANDRAILS AND A RAILING SECTION.
- 9-280(g): THERE IS EXPOSED ELECTRICAL WIRING AND COVERS ARE MISSING FROM ELECTRICAL PANELS IN THE ELECTRICAL METER ROOM.
- 9-306: THERE IS CHIPPING PAINT, DAMAGED FASCIA, SOFFITS AND BALCONIES.

Officer Lovingshimer withdrew the following violation:

- 9-280(h)(1): THE FENCE AROUND THE PROPERTY IS IN DISREPAIR.

Officer Lovingshimer dismissed the following violations:

- 9-308(a): ROOF IS NOT WATER-TIGHT.
- 9-329(b): THERE ARE STORM SHUTTERS OVER THE WINDOWS.

Inspector Lovingshimer presented photos of the property and a copy of the inspection report and recommended ordering compliance with all open violations within 8 weeks or a fine of \$50 per day, per violation. Officer Lovingshimer had been contacted by a representative of the owner who informed him that the owner was currently in California undergoing medical treatment and could therefore not attend .

Judge Hull found in favor of the City and ordered compliance with 18-27(a), 47-20.20.H., 9-280(b), 9-280(c), 9-280(g) and 9-306 within 8 weeks or a fine of \$50 per day, per violation.

Case: CE06072141

Flagler Place LLC
616 Northwest 2nd Avenue

Ms. Bazer announced that certified mail addressed to the owner and registered agent were accepted on 1/5/07.

Mr. Luis Albelo, Code Enforcement Officer, testified to the following violation:

- 9-280(h)(1): THE FENCE IS IN DISREPAIR.

Officer Albelo presented photos of the property and recommended ordering compliance within 4 weeks or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 4 weeks or a fine of \$100 per day.

Case: CE06041793

Richard & Deborah Smedley
2397 Southwest 34th Avenue

Ms. Bazer announced that service was via posting on the property on 12/18/06 and posting at City Hall on 1/4/07.

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

- 9-281(b) : THERE IS AN UNLICENSED, INOPERABLE VEHICLE STORED ON THIS PROPERTY: RED JAGUAR WITH AN EXPIRED TAG.
- 9-306 : THERE ARE EXTERIOR BUILDING WALLS IN DISREPAIR (ROTTED). THERE IS A GARAGE DOOR IN DISREPAIR (ROTTED WOOD AND MISSING PANELS).
- BCZ 39-79(e) : THERE ARE BARE AND DEAD AREAS OF GROUND COVER IN FRONT AND BACK OF THIS PROPERTY.

Officer Quintero presented photos of the property and a copy of the case history and recommended ordering compliance with 9-306 and BCZ 39-79(e) within 4 weeks 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..

Judge Hull found in favor of the City and ordered compliance with 9-306 and BCZ 39-79(e) within 4 weeks 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..

Case: CE06080125

Denise McClendon
642 Northwest 15th Avenue

Ms. Bazer announced that service was via posting on the property on 12/14/06 and posting at City Hall on 1/4/07.

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

- 9-306 : EXTERIOR WALLS HAVE BEEN PAINTED WITH GRAFFITI.

Officer Snow presented photos of the property and the case file and recommended ordering compliance within 4 weeks or a fine of \$50 per day.

Judge Hull found in favor of the City and ordered compliance within 4 weeks or a fine of \$50 per day.

Case: CE06080437

Reliance-Andrews LLC
605 Northeast 1st Avenue

Ms. Bazer announced that certified mail addressed to the registered agent was accepted on 1/12/07.

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

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

Officer Snow presented photos of the property and a copy of the case file and recommended ordering compliance within 6 weeks or a fine of \$50 per day.

Judge Hull found in favor of the City and ordered compliance within 6 weeks or a fine of \$50 per day.

Case: CE06090919

Oscar Reid
398 Delaware Avenue

Ms. Bazer announced that service was via posting at the property on 12/14/06 and at City Hall on 1/4/07.

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

- 9-281(b): THERE ARE INOPERABLE, UNLICENSED VEHICLES STORED ON THE PROPERTY: WHITE FORD RANGER PICKUP AND WHITE FORD TEMPO.

Officer Snow presented photos of the property and a copy of the case file and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to tow. .

Judge Hull found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to tow..

Case: CE06091932

Reliance-Progresso
619 North Andrews Avenue

Ms. Bazer announced that certified mail addressed to the owner and registered agent were accepted on 1/12/07.

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

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

Officer Snow presented photos of the property and a copy of the case file and recommended ordering compliance within 6 weeks or a fine of \$50 per day.

Judge Hull found in favor of the City and ordered compliance within 6 weeks or a fine of \$50 per day.

Case: CE06061380

Dorothy J-Benton Benton
1642 Northwest 25th Terrace

Ms. Bazer announced that service was via posting on the property on 11/21/06 and posting at City Hall on 1/4/07.

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

- 9-280(b) : THERE IS A ROOF THAT IS IN DISREPAIR ON THE PROPERTY.
- 9-280(h)(1) : THERE IS A WOODEN FENCE IN DISREPAIR ON THE PROPERTY.
- 9-306 : THERE IS A DEFECTIVE GARAGE DOOR ON THE PROPERTY.

Officer Torres presented photos of the property and 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: CE06071365

Karen Legall & Gregory May
2313 Northwest 15th Street

Ms. Bazer announced that service was via posting on the property on 11/21/06 and posting at City Hall on 1/4/07.

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

- 9-304(b) : THE GRAVEL DRIVEWAY IS NOT WELL-GRADED AND/OR DUST, WEED FREE.
- 9-306 : THE FASCIA BOARD IS IN DISREPAIR ON THE PROPERTY.
- 9-313(a) : THERE ARE NO VISIBLE HOUSE NUMBERS ON THE PROPERTY.

The following violation was now complied:

- 47-21.8.A.: THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER.

Officer Torres presented photos of the property and recommended ordering compliance with 9-304(b), 9-306 and 9-313(a) within 2 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), 9-306 and 9-313(a) within 2 weeks or a fine of \$25 per day, per violation.

Case: CE06081770

Claudia W. Holland
1208 Northwest 23rd Terrace

Ms. Bazer announced that service was via posting on the property on 1/5/07 and posting at City Hall on 1/4/07.

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

- 18-27(a) : THERE IS OVERGROWTH ON THE PROPERTY.
- 9-306 : THE PAINT ON THE BUILDING IS MISSING, CHIPPED OR STAINED.

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

Judge Hull found in favor of the City and ordered compliance within 2 weeks or a fine of \$100 per day, per violation.

Case: CE06100556

J.E. & Beatrice Slater
1123 Northwest 23rd Avenue

Ms. Bazer announced that certified mail sent to the owner was accepted on 12/28/06.

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

- 47-19.9 : THERE ARE MISCELLANEOUS ITEMS STORED OUTSIDE ON THE PROPERTY.
- 9-306 : THE FASCIA BOARD ON THE PROPERTY HAS MISSING PAINT.
- 9-308(a) : THE ROOF IS IN DISREPAIR ON THE PROPERTY.

Officer Torres presented photos of the property and recommended ordering compliance with 47-19.9 within 2 weeks or a fine of \$25 per day, and with 9-306 and 9-308(a) within 4 weeks or a fine of \$25 per day, per violation.

Judge Hull found in favor of the City and ordered compliance with 47-19.9 within 2 weeks or a fine of \$25 per day, and with 9-306 and 9-308(a) within 4 weeks or a fine of \$25 per day, per violation.

Case: CE06102272

Gustavo Bogomolni & Marcelo Saiegh
3080 Northwest 17th Street

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

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

- 9-304(b) : THE DRIVEWAY IS NOT WEED FREE AND NEEDS TO BE RESURFACED.
- 9-280(h)(1) : THERE IS A CHAIN-LINK FENCE IN DISREPAIR ON THE PROPERTY.

The following violation was now complied:

- 9-313(a) : THERE ARE NO VISIBLE HOUSE NUMBERS ON THE PROPERTY.

Officer Torres presented photos of the property and the case file and recommended ordering compliance with 9-304(b) and 9-280(h)(1) within 2 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 9-280(h)(1) within 2 weeks or a fine of \$25 per day, per violation.

Case: CE06101109

Sanaa Corp. of Fort Lauderdale Inc.
800 Northeast 15th Street

Ms. Bazer announced that certified mail sent to the owner was accepted [no date] and certified mail sent to the registered agent was accepted on 1/5/07.

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

- 47-20.20.H. : THE PARKING STRIPES ARE FADED OR MISSING.
- 9-306 : THERE IS GRAFFITI ON THE SOUTHSIDE OF THE BUILDING. THE PAINT IS FADED AND STAINED.

Officer Westbrook presented photos of the property and a copy of the inspection report and case history and recommended ordering compliance with 47-20.20.H. within 4 weeks or a fine of \$100 per day, and with 9-306 within 2 weeks or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered with 47-20.20.H. within 4 weeks or a fine of \$100 per day, and with 9-306 within 2 weeks or a fine of \$100 per day.

Case: CE06101403

W LLC

1420 Northwest 8th Avenue

Ms. Bazer announced that certified mail sent to the owner and registered agent were accepted on 12/29/06.

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

- 18-27(a) : THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE PROPERTY AND SWALE.
- 47-20.20.H : THE PARKING LOT AND SWALE HAVE POTHOLES AND BROKEN/MISSING PAVEMENT. THE PARKING STRIPES ARE MISSING OR FADED.
- 9-280(h)(1) : THE CHAIN-LINK FENCE GATES ARE MISSING.

The following violations were now complied:

- 47-21.8 : THERE ARE AREAS OF MISSING GROUND COVER ON THE PROPERTY AND SWALE. THERE ARE AREAS OF BARE SAND.
- 9-280(b): THERE ARE SOME BROKEN WINDOWS ON THE STRUCTURE.

Officer Westbrook submitted photos of the property and copies of the inspection report and history of the property and recommended ordering compliance with 18-27(a) and 9-280(h)(1) within 2 weeks or fine of \$100 per day, per violation and with 47-20.20.H within 4 weeks or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance with 18-27(a) and 9-280(h)(1) within 2 weeks or fine of \$100 per day, per violation and with 47-20.20.H within 4 weeks or a fine of \$100 per day.

Case: CE06110520

Vincent & Birdie Farquharson

6855 Northwest 21st Terrace

Violations:

- 47-19.9 : THERE IS OUTSIDE STORAGE PRESENT ON THIS PROPERTY CONSISTING OF WOOD MATERIAL.
- 47-21.8 A.: THERE ARE AREAS OF DEAD/MISSING LAWN COVER ON THIS PROPERTY.

The following violation was now complied:

- 9-304(b): THERE IS A TRAILER PARKED ON THE LAWN OF THE BACKYARD OF THIS PROPERTY.

Ms. Bazer stated Officer Viscusi had a stipulated agreement with the owner to comply 47-19.9 and 47-21.8 A. within 4 weeks or a fine of \$25 per day, per violation.

Judge Hull approved the stipulated agreement, found in favor of the City and ordered compliance with 47-19.9 and 47-21.8 A. within 4 weeks or a fine of \$25 per day, per violation would be imposed.

Case: CE06110199

South Riverwalk Investment
416 Southwest 1st Avenue

Violation:

- 9-306 : THE BUILDING HAS GRAFFITI, PEELING AND CHIPPING PAINT AND IS DIRTY.

The following violation was now complied:

- 18-27(a) : THERE IS OVERGROWTH, TRASH, LITTER AND DEBRIS ON THE PROPERTY AND IT IS NOT BEING MAINTAINED.

Ms. Bazer stated Officer Ackley had a stipulated agreement with the owner to comply 9-306 within 11 weeks or a fine of \$100 per day.

Judge Hull approved the stipulated agreement, found in favor of the City and ordered compliance with 9-306 within 11 weeks or a fine of \$100per day would be imposed.

Case: CE06071784

Michael Gordon & Jason Neitzel
716 Southwest 16th Avenue

Violation:

- 47-20.20.H. : PARKING LOT IS IN DISREPAIR.

Ms. Bazer stated Officer Maloney had a stipulated agreement with the owner to comply within 63 days or a fine of \$50 per day.

Judge Hull approved the stipulated agreement, found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day would be imposed.

Case: CE06120504

S&N Development Group Inc.
901 Southwest 15th Avenue

Violations:

- 18-27(a): THERE IS TRASH, OVERGROWTH AND TREE DEBRIS ON AND ABOUT THE PROPERTY. THIS VIOLATION HAS OCCURRED PREVIOUSLY. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE EVEN IF THIS VIOLATION IS IN COMPLIANCE BY THE DATE OF THE HEARING.
- 9-306 : THE STRUCTURE HAS A CRACKED WINDOW AND THE PAINT IS FADED. THIS VIOLATION HAS OCCURRED PREVIOUSLY. DUE TO THE

RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE EVEN IF THIS VIOLATION IS IN COMPLIANCE BY THE DATE OF THE HEARING.

Ms. Bazer stated Officer Ackley had a stipulated agreement with the owner to comply within 2 weeks or a fine of \$100 per day, per violation.

Judge Hull approved the stipulated agreement, found in favor of the City and ordered compliance within 2 weeks or a fine of \$100 per day, per violation.

Case: CE06111048

Russell Moses
3411 Southwest 20th Street

Violations:

- 9-281(b) : THERE IS UNLICENSED/INOPERABLE TRAILERS STORED AT THIS PROPERTY. DUE TO RECURRING NATURE OF THIS VIOLATION THIS CASE WILL BE PRESENTED EVEN IF THE PROPERTY IS IN COMPLIANCE, AT THE TIME OF THE HEARING.
- BCZ 39-275(6)(b) : THERE IS OUTSIDE STORAGE, INCLUDING BUT NOT LIMITED TO ROOFING MATERIALS, TARPS, LADDERS AND TRASH.
- BCZ 39-275(7)(a) : THERE IS AN OVERNIGHT PARKING OF COMMERCIAL TRAILER IN A RESIDENTIAL DISTRICT.

Ms. Bazer stated Officer Quintero had a stipulated agreement with the owner to comply 9-281(b) within 2 weeks or a fine of \$100 per day and BCZ 39-275(6)(b) and BCZ 39-275(7)(a) within 4 weeks or a fine of \$50 per day, per violation.

Judge Hull approved the stipulated agreement, found in favor of the City and ordered compliance with 9-281(b) within 2 weeks or a fine of \$100 per day and with BCZ 39-275(6)(b) and BCZ 39-275(7)(a) within 4 weeks or a fine of \$50 per day, per violation.

Case: CE06080300

Alla Gerenshteyn
3770 Southwest 19th Street

Violations:

- 47-19.9 : THERE IS OUTDOOR STORAGE AT THIS PROPERTY.
- 9-281(b): THERE IS AN UNLICENSED/INOPERABLE CHEVROLET AND TRAILERS AT THIS PROPERTY.
- 9-304(b): THERE ARE TRAILERS PARKED ON LAWN AT THIS PROPERTY.

Ms. Bazer stated Officer Quintero had a stipulated agreement with the owner to comply 47-19.9 within 4 weeks or a fine of \$50 per day, with 9-281(b) within 2 weeks or a fine of \$100 per day and with 9-304(b) within 4 weeks or a fine of \$100 per day.

Judge Hull approved the stipulated agreement, found in favor of the City and ordered compliance with 47-19.9 within 4 weeks or a fine of \$50 per day, with 9-281(b) within 2 weeks or a fine of \$100 per day and with 9-304(b) within 4 weeks or a fine of \$100 per day.

Case: CE06110962

Ramil Rhinil & Marie Altidor
1314 Northwest 9th Terrace

Violations:

- 9-304(b): THERE ARE VEHICLES PARKED ON GRASS SURFACE.
- 9-281(b) : THERE IS AN UNLICENSED, INOPERABLE BLUE PICK-UP AND AN UNLICENSED, INOPERABLE WHITE TWO DOOR AMIGO STORED ON THE PROPERTY.

Ms. Bazer stated Officer Pingitore had a stipulated agreement with the owner to comply with 9-281(b) within 2 weeks or a fine of \$50 per day, and to comply 9-304(b) within 4 weeks or a fine of \$25 per day.

Judge Hull approved the stipulated agreement, found in favor of the City and ordered compliance with 9-281(b) within 2 weeks or a fine of \$50 per day, and to comply 9-304(b) within 4 weeks or a fine of \$25 per day.

Case: CE06102029

Dwayne Difton
1701 Northwest 28th Avenue

Violations:

- 47-21.8 : THERE ARE AREAS OF MISSING LAWN COVER ON THE PROPERTY.
- 9-281(b) : THERE ARE DISABLED, INOPERABLE VEHICLES ON THE PROPERTY: BLACK MERCURY GRAND MARQUIS LS & WHITE EL CAMINO
- 9-304(b) : THERE ARE VEHICLES PARKED/STORED ON THE LAWN OF THIS PROPERTY.
- 9-306 : THE PAINT ON THE BUILDING IS MISSING, CHIPPED AND/OR STAINED ON THE PROPERTY.

Ms. Bazer stated Officer Torres had a stipulated agreement with the owner to comply 47-21.8, 9-304(b) and 9-306 within 8 weeks or a fine of \$50 per day, per violation and 9-281(b) within 10 days or a fine of \$100 per day with the right to tow..

Judge Hull approved the stipulated agreement, found in favor of the City and ordered compliance with 47-21.8, 9-304(b) and 9-306 within 8 weeks 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. .

Case: CE06102130

Minnie Pearl McNair
1761 Northwest 29th Terrace

Violations:

- 18-27(a): THERE IS TRASH AND DEBRIS ON THE PROPERTY.
- 47-19.9.A.: THERE ARE MISCELLANEOUS ITEMS STORED OUTSIDE ON THE PROPERTY.
- 47-21.8 : THERE ARE AREAS OF MISSING LAWN COVER ON THE PROPERTY.
- 9-304(b): THERE ARE VEHICLES PARKED CONSTANTLY ON THE LAWN OF THE PROPERTY.

Ms. Bazer stated Officer Torres had a stipulated agreement with the owner to comply all violations within 2 weeks or a fine of \$25 per day, per violation.

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

Case: CE06101638

Wells Fargo Bank
1020 Northwest 6th Avenue

Violation:

- 9-329(a): THE STRUCTURE AT THIS PROPERTY HAS BEEN BOARDED FOR MORE THAN A PERIOD OF SIX (6) MONTHS WITH NO BOARD-UP CERTIFICATE.

Ms. Bazer stated Officer Westbrook had a stipulated agreement with the owner to comply within 4 weeks or a fine of \$100 per day.

Judge Hull approved the stipulated agreement, found in favor of the City and ordered compliance within 4 weeks or a fine of \$100 per day.

Case: CE06101641

Restoring Grace Community Church
1141 Northwest 8th Avenue

Violation:

- 9-329(a): THE STRUCTURE AT THIS PROPERTY HAS BEEN BOARDED FOR MORE THAN A PERIOD OF SIX (6) MONTHS WITH NO BOARD-UP CERTIFICATE.

Ms. Bazer stated Officer Westbrook had a stipulated agreement with the owner to comply within 17 weeks or a fine of \$100 per day.

Judge Hull approved the stipulated agreement, found in favor of the City and ordered compliance within 17 weeks or a fine of \$100 per day.

Case: CE06101727

Saintilet Saint-Gerard
1301 Northeast 3rd Avenue

Violations:

- 9-306 : THE PAINT ON THE STRUCTURE IS DIRTY, STAINED AND FADED.
- 9-280(h)(1): THE WOODEN FENCE ON THE PROPERTY IS DIRTY, STAINED AND IN DISREPAIR.

The following violation was now complied:

- 9-280(b): SOME WINDOWS AT THIS PROPERTY ARE IN DISREPAIR AND DO NOT WORK PROPERLY.

Ms. Bazer stated Officer Westbrook had a stipulated agreement with the owner to comply 9-280(h)(1) within 2 weeks or a fine of \$50 per day and 9-306 within 4 weeks or a fine of \$50 per day.

Judge Hull approved the stipulated agreement, found in favor of the City and ordered compliance with 9-280(h)(1) within 2 weeks or a fine of \$50 per day and with 9-306 within 4 weeks or a fine of \$50 per day.

Case: CE06102028

Lemuel Esko Robinson Jr
1620 Northwest 25th Avenue

Violation:

- BCZ 39-215.(f) : THE PARKING AREA IS NOT MAINTAINED. THE PAVEMENT IS DAMAGED.

Ms. Bazer stated Officer Westbrook had a stipulated agreement with the owner to comply within 12 weeks or a fine of \$50 per day.

Judge Hull approved the stipulated agreement, found in favor of the City and ordered compliance within 12 weeks or a fine of \$50 per day.

Case: CE06110987

Wells Fargo Bank / Wells Fargo Home Mortgage
1016 Northwest 6th Avenue

Violation:

- 9-329(b): THE STRUCTURE AT THIS PROPERTY HAS BEEN BOARDED FOR MORE THAN A PERIOD OF SIX (6) MONTHS WITH NO BOARD-UP CERTIFICATE.

Ms. Bazer stated Officer Westbrook had a stipulated agreement with the owner to comply within 4 weeks or a fine of \$100 per day.

Judge Hull approved the stipulated agreement, found in favor of the City and ordered compliance within 4 weeks or a fine of \$100 per day.

Case: CE06102163

Marc Levy
1212 Northeast 5th Avenue

Violations:

- 47-20.20 H. : THE PARKING AREA IS NOT BEING MAINTAINED. THE PARKING STRIPES ARE FADED OR MISSING.
- 9-280(b) : THE DOORS AND WINDOWS ARE NOT BEING MAINTAINED. THE JALOUSIES ARE MISSING OR BROKEN. WOOD ON THE DOORS IS CHIPPED.
- 9-306 : THE PAINT ON THE STRUCTURE IS DIRTY, CHIPPED AND STAINED.

The following violations were now complied:

- 18-27(a) : THERE IS LITTER, RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THE PROPERTY, PARKING AREA AND SWALE.
- 47-19.9: THERE IS OUTSIDE STORAGE OF FURNITURE AND MISCELLANEOUS ITEMS ON THE PROPERTY.

Ms. Bazer stated Officer Westbrook had a stipulated agreement with the owner to comply 9-280(b) and 9-306 within 4 weeks or a fine of \$100 per day, per violation and 47-20.20.H. within 12 weeks or a fine of \$100 per day.

Judge Hull approved the stipulated agreement, found in favor of the City and ordered compliance with 9-280(b) and 9-306 within 4 weeks or a fine of \$100 per day, per violation and with 47-20.20.H. within 12 weeks or a fine of \$100 per day.

Case: CE06102172

Marc Levy
1208 Northeast 5th Avenue

Violations:

- 47-20.20 H. : THE PARKING LOT AND SWALE HAVE POTHOLES AND ARE MISSING REQUIRED STRIPES.
- 47-21.8 : THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY.
- 9-278(g) : THE SCREENS ARE MISSING FROM THE WINDOWS.
- 9-280(b) : SOME WINDOWS AT THIS PROPERTY ARE MISSING JALOUSIES AND DO NOT OPERATE PROPERLY.
- 9-280(h)(1) : THE CHAIN-LINK FENCE ON THIS PROPERTY IS IN DISREPAIR.

The following violations were now complied:

- 18-27(a) : THERE IS OVERGROWTH, WEEDS, TRASH, LITTER AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY AND SWALE.
- 47-19.9 : THERE IS OUTSIDE STORAGE OF DOORS, FURNITURE AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.
- 9-281(b) There is a maroone, unlicensed inoperable Toyota Camry on the

property.

Ms. Bazer stated Officer Westbrook had a stipulated agreement with the owner to comply 9-280(h)(1) within 2 weeks or a fine of \$100 per day, 47-21,8, 9-278(g) and 9-280(b) within 4 weeks or a fine of \$100 per day, per violation and 47-20.20.H. within 12 weeks or a fine of \$100 per day.

Judge Hull approved the stipulated agreement, found in favor of the City and ordered compliance with 9-280(h)(1) within 2 weeks or a fine of \$100 per day, with 47-21,8, 9-278(g) and 9-280(b) within 4 weeks or a fine of \$100 per day, per violation and with 47-20.20.H. within 12 weeks or a fine of \$100 per day.

Case: CE06071070

Order to Impose Fine

Josephine S Rose
1105 Northeast 17th Terrace

Ms. Bazer announced that the City was requesting imposition of \$1,200 in fines and the fine's continued accrual until the property was complied.

Judge Hull signed the order to impose the \$1,200 fine.

Case: CE06071081

Order to Impose Fine

Josephine S Rose
1109 Northeast 17th Terrace

Ms. Bazer announced that the City was requesting imposition of \$2,050 in fines and the fine's continued accrual until the property was complied.

Judge Hull signed the order to impose the \$2,050 fine.

Case: CE06061220

Order to Impose Fine

Christopher L Mitchell
423 Northeast 21st Terrace

Ms. Bazer announced that the City was requesting imposition of \$1,850 in fines and the fine's continued accrual until the property was complied.

Judge Hull signed the order to impose the \$1,850 fine.

Case: CE06082055

Order to Impose Fine

Mark Hirsch
2060 Southwest Starlight Land

Ms. Bazer announced that the City was requesting imposition of \$1,300 in fines.

Judge Hull signed the order to impose the \$1,300 fine.

Case: CE06091046

Order to Impose Fine

Amir Idan
1130 Northwest 5th Avenue

Ms. Bazer announced the City was requesting imposition of \$4,800 in fines and their continued accrual until the property was complied.

Judge Hull signed the order to impose the \$4,800 fine.

Case: CE06091819

Order to Impose Fine

Patrick Downs
1733 Northwest 18th Street

Ms. Bazer announced that the City was requesting imposition of \$27,500 in fines and their continued accrual until the property was complied.

Judge Hull signed the order to impose the \$27,500 fine.

Case: CE06050911

Request to Vacate Order of 12/21/06
New ownership

Osborne Knowles
909 Northwest 4th Avenue

Ms. Bazer announced that the City was requesting vacation of the order dated 12/21/06 due to new ownership of the property.

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:

CE06090732	CE06101803	CE06101333	CE06110533
CE05091316	CE06120188	CE06072050	CE06072051
CE06091071	CE06111150	CE06111154	CE06111157
CE06070060	CE06060157	CE06090993	CE06120835
CE06111577	CE06111578	CE06111581	CE06111772
CE06111759	CE06102240	CE06110709	CE06082282
CE06091643	CE06110423	CE06111682	CE06102017
CE06110261	CE06102109	CE06120050	CE06101991
CE06110339	CE06111127	CE06111342	CE06102185
CE06020669			

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:

CE06030272	CE06111380	CE06120205	CE06120503
CE06120506	CE06090615	CE06111687	CE06110872
CE06081942	CE06091929	CE06110287	CE06101713
CE06050673	CE06102080	CE06102847	CE06101635
CE06102020	CE06102719	CE06071652	CE06080675

Cases Withdrawn

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

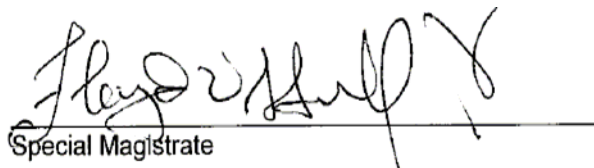
CE06101951	CE06110680	CE06120201	CE06101069
CE06082040			

Cases Rescheduled

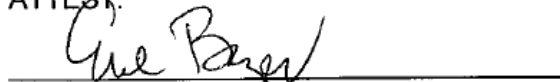
Ms. Bazer announced that the below listed cases were rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE06110201	CE06091822	CE06102770	CE06102299
CE06020831			

There being no further business, the hearing was adjourned at 12:58 p.m.


Special Magistrate

ATTEST:


Clerk, Special Magistrate