

**SPECIAL MAGISTRATE HEARING
City Commission Meeting Room
Judge Floyd Hull Presiding
February 1, 2007
9:00 A.M. –1:25 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
Peggy Burks, Code Enforcement Officer
Michael Champion, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Dick Eaton, Code Enforcement Officer
Adam Feldman, Code Enforcement Officer
John Gossman, Code Enforcement Supervisor
Ingrid Gottlieb, Code Enforcement Officer
Robert Guilford, Engineering Inspector
Lee Kaplan, Code Enforcement Officer
Karl Lauridsen, Community Landscape Officer
Al Lovingshimer, Code Enforcement Officer
Mike Maloney, Code Enforcement Officer
Cheryl Pingitore, Code Enforcement Officer
Mary Rich, Code Compliance Officer
William Snow, Code Enforcement Officer
Mario Sotolongo, 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:

CE05100057: Paul Pratt, owner
CE06100632: Patricia Mathis, owner
CE05120277: Henry Chavarro, owner; Jesus Ceballos, translator
CE06091933: Belinda Chung, owner
CE06102023: Lester Workinger, owner
CE06030816: Dexter Banton, owner; Hugh Silvera, property manager
CE06060267: Richard Casale, owner
CE05111134: James Ackerman, owner
CE06120319: Jose Antequera, owner
CE06111087: Kenneth Butler, construction manager

CE05101444: Joseph Maiuro, owner
CE06090811: Scott Adams, owner
CE05091393: Kevin Fernander, attorney
CE06121150: Sylvester Bompert, pastor
CE06071074: Ivery Williams, owner
CE06101429: Mauricio Gomez, owner
CE05081784: Steven Bader, owner
CE06051362; CE06051358: Art Bengochea, architect
CE06060543: Louis Cupo, owner
CE06102147: Joseph Carter, owner; Donald Campbell, son-in-law
CE06100399: Jeffery Hudlett, owner
CE06060374: Christopher Smith, attorney
CE05121030: Martin Davis, tenant
CE06110939: Roy Lee Moses, owner
CE06060726: Ilionor Comette, owner; Ilionor Comette, daughter
CE05120655; CE05120654: Douglas Bell, attorney
CE07010381; CE05100946: Ari Glazer, attorney
CE06110550: Jon Christenson, manager
CE06110899: Rosa Marquez Payan, owner; Gerald Waugh, contractor
CE06081158: Mohammed Markatia, owner
CE06050317: Marie St. Louis, owner
CE06062128: Norman Wesby, tenant
CE06081624: Richard Ingliss, attorney for the owner
CE06061983: John Lombardi, 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: CE05111134

James Ackerman
843 Southwest 14th Court

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

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

- 9-308(b): THE ROOF IS NOT BEING MAINTAINED IN A SAFE, SECURE AND WATER TIGHT MANNER.

Officer Eaton explained that the 2005 hurricane had damaged the roof; in September 2006, a permit was applied for and work had begun, but was never completed. Officer Eaton presented photos of the property to Judge Hull.

Mr. James Ackerman, owner, explained that dry rot was discovered during the roofing work and Mr. Ackerman had hired a carpenter to repair this. He had now resumed the roof work himself, and noted that he could only work weekends and was handicapped. He requested 2 months to complete the work.

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

Case: CE06102147

J.C. & Beulah Carter
1832 Northwest 25th Avenue

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

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

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

Officer Feldman presented photos of the property and a copy of the case file and recommended ordering compliance with 9-304(b) within 10 days or a fine of \$25 per day and with 47-21.8.A. within 4 weeks or a fine of \$25 per day.

Mr. Donald Campbell, the owner's son-in-law, said they were obtaining estimates to pave the parking area, and must pull a permit. He requested one month to comply.

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

Case: CE06121150

Lauderdale Manor Church Of The Nazarene
1405 Northwest 15th Court

Ms. Bazer announced that this case was continued from the 1/18/07 hearing.

Ms. Cheryl Pingitore, Code Enforcement Officer, reminded Judge Hull that this was a repetitive violation of 9-281(b) for unlicensed, inoperable vehicles. As of her inspection yesterday, there were no more unlicensed, inoperable vehicles, but there was a vehicle blocking the sidewalk, so she wanted to reinstate the violation for 25-4.

Judge Hull discussed the situation with Sylvester Bompert pastor. Pastor Bompert noted that this was one of the most blighted areas in the City. He explained that he was not aware that he was responsible for the violations because there were trustees administering the property. He thought he tenant must work with the City. Pastor Bompert said he had spoken with the tenant and warned her that she would be evicted if the problem continued.

Pastor Bompat continued that the tenant had physical problems and he was trying to help her. He had instructed his attorney to send the tenant a letter stating she would be evicted if the problem occurred again.

Officer Pingitore said she had spoken with Pastor Bompat and the tenant on December 19, 2006 about the vehicle, and on December 20 another vehicle appeared on the property. She phoned Pastor Bompat and notified him of this. On January 10, 2007, she phoned Pastor Bompat and the tenant and scheduled the case. Officer Pingitore recommended ordering compliance within 10 days or a fine of \$250 per day, per violation.

Pastor Bompat noted that the car Officer Pingitore had seen might not belong to the tenant.

Judge Hull found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day, per violation.

Case: CE06111087

BIC Corp.
990 West Commercial Boulevard

Ms. Bazer announced that certified mail addressed to the owner was accepted on 1/13/07 and on 1/29/07.

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

- 47-22.6 F.: THERE IS SIGNAGE ON THIS PROPERTY (KFC RESTAURANT) IN DISREPAIR.

Officer Viscusi presented photos of the property and copies of the case history and notice of violation and recommended ordering compliance within 4 weeks or a fine of \$25 per day.

Mr. Kenneth Butler, construction manager, said the signs had been on order since November last year; he was not permitted by KFC to find another sign contractor. He had a promised delivery date of today for the sign and requested 2 weeks to comply

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

Case: CE06110899

Rosa's Plaza LLC
3091 Northwest 62nd Street

Ms. Bazer announced that certified mail addressed to the manager was accepted on 1/13/07 and certified mail sent to the registered agent was accepted on 1/16/07.

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

- 9-306: THE EXTERIOR FASCIA ON THE ROOF OVERHANG OVER THE GAS PUMPS AND BUILDING AT THIS PROPERTY IS IN DISREPAIR.

Officer Viscusi said he had spoken with the owner and general contractor, who were awaiting permits for the property. He presented photos of the property and a copy of the notice of violation and case history.

Mr. Gerald Waugh, contractor, said he had applied for a permit. He said work would be complete 30 days after receiving the permit.

Judge Hull found in favor of the City and ordered compliance by 4/5/07 or a fine of \$25 per day.

Case: CE06061983

John E. Lombardi
6300 Northwest 32 Avenue

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

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

- 9-306: THERE ARE WATER STAINS ON THE WHITE P.V.C. FENCE ON THIS PROPERTY.

The following violation was now complied:

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

Officer Viscusi presented photos of the property.

Mr. John Lombardi, owner, presented his own photos of the fence showing the stains removed. Officer Viscusi said the violation was now complied. Mr. Lombardi noted that his neighbor's sprinklers deposited rust stains on his PVC fence and the problem would recur. He was trying to deal with the neighbors on this issue.

9-306 was complied before the hearing.

The Assistant City Attorney said Mr. Lombardi must work this out with his neighbor.

Mr. Lombardi explained problems he had experienced with his insurance company after Hurricane Wilma.

Case: CE06110550

Clifford Brigman
3021 Northeast 47th Street

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

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

- 47-20.20 H. : THE DRIVEWAY HAS LARGE POTHoles AND CRACKS IN IT.

Officer Gottlieb presented photos of the property, a copy of the case file and property history, and said as of her last inspection, the property was not complied. The manager had presented her his own photos showing the property was complied, and she requested time to confirm compliance.

Mr. Jon Christenson, manager, presented his photos and the receipt for the materials.

Judge Hull found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day.

Case: CE06100662

Michael Williams
5851 Northeast 21st Road

Ms. Bazer announced that the inspector had a stipulated agreement with the owner.

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

- 47-21.8 A.: THE GRASS HAS BEEN PULLED UP AND THE LAWN IS BARE.

Officer Gottlieb stated she had a stipulated agreement with the owner to comply within 90 days or a fine of \$25 per day.

Judge Hull found in favor of the City, approved the stipulated agreement and ordered compliance within 90 days or a fine of \$25 per day.

Case: CE06091933

Belinda Chung
701 Northeast 2nd Avenue

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

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

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

Officer Snow presented photos of the property and a copy of the permit history and case file and acknowledged that the owner was experiencing difficulty finding a contractor to perform such a small job.

Ms. Belinda Chung, owner, confirmed she was experiencing difficulty finding a contractor to perform such a small job. Officer Snow 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: CE07010381

Rovic Properties Inc
2700 Davie Boulevard

Ms. Bazer announced that certified mail sent to the owner was accepted on 1/18/07 and certified mail sent to the registered agent was accepted on 1/19/07.

Mr. Karl Lauridsen, Community Landscape Officer, testified to the following violations:

- 47-21.12 A.1.: TREES AND PALM TREES CUT UPON BY UNQUALIFIED PERSON. LIVE OAK TREE REMOVED WITHOUT PERMIT.
- 47-21.12 D.1.e.: TREES AND PALM TREES CUT UPON BY UNQUALIFIED PERSON.

Officer Lauridsen confirmed that the following violation that was shown on the agenda was not on the notice of violation:

- 47-21.12 D.1.d.: TREES AND PALM TREES CUT UPON BY UNQUALIFIED PERSON.

Officer Lauridsen recommended ordering compliance with 47-21.12 A.1. by obtaining a permit and planting appropriate replacement within 30 days or a fine of \$25 per day. He recommended ordering compliance with 47-21.12 D.1.e. by obtaining a letter from a certified arborist describing corrective pruning, and that the owner enter into a contract with a registered tree service within 30 days or a fine of \$25 per day. A determination of whether replacement must be made would wait until the recommendation from the arborist. Officer Lauridsen presented photos of the property.

Mr. Ari Glazer, attorney for the owner, said the lessee had caused the problem. He requested dismissal on the grounds that the City had not complied with the notice provisions. He claimed code provided for compliance within 60 days, not 30. He presented a copy of the code to Judge Hull with two sections highlighted.

Officer Lauridsen noted that the first notice of violation was written on 10/26/06, allowing plenty of time to address the issues. Mr. Glazer stated this notice was provided to the tenant, not the property owner. Officer Lauridsen confirmed that he had given notice personally to the tenant. Mr. Glazer said the owner had notified the tenant that if he did not comply the violation, the owner would do it and charge the tenant. He informed Judge Hull that the owner had recently installed over 50 trees on another area of the property.

The Assistant City Attorney dismissed the case because of notice issues.

Judge Hull dismissed the case.

Case: CE05100946

Request for Extension

Rovic Properties Inc.
2758 Davie Boulevard

Ms. Bazer announced that this case was first heard 6/1/06 to comply by 9/29/06: 1 section at \$50 per day.

Mr. Ari Glazer, attorney, said the permits had been delayed. The landscaping was complete and they were working on the sprinkler system, then the paving could be done. He requested an additional 60 days to comply.

Ms. Peggy Burks, Code Enforcement Officer, had no objection to an extension.

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

Case: CE06060374

Hearing 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 the \$17,675 fine and its continued accrual until the property was complied.

Mr. Christopher Smith, the owner's attorney, said the trash violation was taken care of. One truck remained on the property and that should be taken care of within days. Mr. Smith had met with Planning and Zoning and discovered that although the property was zoned light industrial, storage of the vehicles was not permitted on the property. The owner intended to appear in front of the Board of Adjustment to request the use.

Ms. Tuchette Torres, Code Enforcement Officer, confirmed that 18-27(a) was complied in October. She recommended the owner continue to remove the commercial vehicles until he determined whether or not he would be permitted to keep them on the property.

Judge Hull granted an extension for 9-281(b) and BCZ 39-296 to 4/5/07 and continued this case (for all three violations) until 4/5/07.

Case: CE05120655

Emma Joe Bartlett Estate
2633 Southwest 7th Street

Ms. Bazer announced that personal service was made to the owner's representative on 1/13/07.

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

- 9-281(b) : THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED ON THIS PROPERTY, A MAROON TWO (2) DOOR BUICK
- 9-306 : THERE ARE AREAS OF MISSING FASCIA ON THIS PROPERTY. FASCIA IS IN DISREPAIR. THE CARPORT STRUCTURE ON THIS PROPERTY IS IN DISREPAIR.
- 9-308(a) : THE CARPORT ROOF IS COMPLETELY DETACHED.

Officer Cross presented photos of the property.

Mr. Douglas Bell, attorney for the owner, explained that he believed one of the trustees had taken insurance money from a hurricane settlement and not performed the repairs for which the funds were intended. They were now in litigation with the other trustee, who was refusing to hand over the property, despite a deed that was executed upon the owner's death on 2006 turning the property over to the estate. Mr. Bell said they intended to go to probate court and request an emergency order to put all monies in trust, and to force the trustee to give up the funds he had received from the insurance. Mr. Bell requested 30 to 60 days.

Officer Cross recommended ordering compliance with 9-306 and 9-308(a) within 60 days or a fine of \$50 per day and with 9-281(B) within 10 days or a fine of \$100 per day or the vehicle would be towed.

Mr. Bell submitted a copy of the two deeds and remarked that there could be an ownership issue on the property.

Judge Hull found in favor of the City and ordered compliance with 9-306 and 9-308(a) by 4/5/07 or a fine of \$50 per day and with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the maroon 2-door Buick.

Case: CE06102023

Lester Nancy Workinger
605 Southwest 22nd Terrace

Ms. Bazer announced that certified mail sent to the owner was accepted on 1/12/07.

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

- 18-27(a) : THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THIS PROPERTY.
- 9-280(h)(1) : THE WOODEN FENCE ON THIS PROPERTY IS IN DISREPAIR.
- 9-304(b) : THERE ARE VEHICLES CONSTANTLY PARKING ON LAWN AT THIS PROPERTY.
- 9-306 : THERE ARE AREAS OF STAINED AND DIRTY PAINT ON THIS BUILDING.

- 9-307(a) : THERE ARE BOARDS COVERING SOME WINDOWS ON THIS PROPERTY.
- 47-21.8.A. : THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THIS PROPERTY.

Officer Cross presented photos of the property.

Mr. Lester Workinger, owner, said he had repaired the window, cleaned up the property, and put new gravel in the parking area in December. Officer Cross noted that his photos were taken the previous Monday, and the property still required a lot of work.

Officer Cross recommended ordering compliance with 18-27(a), 9-304(b) and 9-307(a) within 14 days or a fine of \$50 per day, per violation, and with 47-21.8.A., 9-306, and 9-280(h)(1) within 4 weeks or a fine of \$50 per day, per violation. He agreed to reinspect the property today.

Mr. Workinger requested more time to comply. He remarked that the tenants were "untidy" and it would take two months to remove them so he could clean up their debris.

Judge Hull found in favor of the City and ordered compliance with 9-304(b) within 10 days or a fine of \$25 per day, with 18-27(a) within 2 weeks or a fine of \$25 per day, with 47-21.8.A. by 3/1/07 or a fine of \$25 per day, and with 9-280(h)(1), 9-306, and 9-307(a) by 3/1/07 or a fine of \$50 per day, per violation.

Case: CE06101429

Red Cube Group
1540 Southwest 5th Place

Ms. Bazer announced that certified mail sent to the owner was accepted on 1/13/07.

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

- 18-27(a): PROPERTY IS OVERGROWN. THERE IS TRASH AND RUBBISH ON PROPERTY. DUE TO RECURRING NATURE OF THIS VIOLATION THIS CASE WILL BE PRESENTED AT THE SPECIAL MAGISTRATE HEARING EVEN IF THE PROPERTY IS IN COMPLIANCE AT THE TIME OF THE HEARING.

The following violation was now complied:

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

Officer Maloney presented photos of the property and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$50 per day.

Mr. Mauricio Gomez, owner, agreed to comply within two weeks

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.

Reference CE06030816

Hearing to Fine

Dexter Banton
610 Northwest 9th Avenue

Ms. Bazer announced that this case was first heard on 7/6/06 with compliance ordered by 9/4/06: 1 section at \$50 per day. The property was complied and the City was requesting imposition of a \$1,500 fine.

Judge Hull imposed the \$1,500 fine.

Later in the morning, Ms. Bazer explained that the owner had been present earlier but left, believing his case would not come up until after 11:00. Mr. Banton had now returned and Ms. Bazer asked Judge Hull to reopen the case.

Mr. Dexter Banton, owner, said the property was complied.

Mr. Hugh Silvera, Mr. Banton's cousin, said they had begun the repairs prior to the July hearing. He presented a receipt for the sewer connection dated June 2006. Mr. Silvera insisted that all work was completed prior to the ordered date. He asked Judge Hull to abate the fines.

Mr. Luis Albelo Community Inspections Officer, confirmed that the property was complied. He said he had inherited the case from another inspector.

Ms. Bazer explained that the fine was for the period before Mr. Banton had requested an extension in October. The property was complied before the extension was up. Mr. Silvera said they had been waiting for the permit. Ms. Bazer could not locate the return mail receipt for the July 2006 hearing.

Judge Hull imposed no fine.

Case: CE06071074

Ivery & Mary Williams
1501 Northeast 3rd Avenue

Ms. Bazer announced that the inspector had a stipulated agreement with the owner.

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

- 9-304(b): VEHICLES PARKING ON THE GRASS.

The following violations were now complied:

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

- 47-19.9 : THERE IS OUTSIDE STORAGE OF FURNITURE AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.

Officer Westbrook presented photos of the property and a copy of the inspection report and case history and said she had a stipulated agreement with the owner to comply 9-304(b) within 4 weeks or a fine of \$50 per day.

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

Case: CE06110939

Roy & Lula Moses
2500 Northwest 21st Street

Ms. Bazer announced that certified mail sent to the owner was accepted on 1/12/07.

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

- 9-306: THE BUILDING ON THE PROPERTY HAS CHIPPED, MISSING AND/OR STAINED PAINT.

Officer Torres said the following violation was not on Mr. Moses property:

- 9-280(b): THERE IS A BROKEN WINDOW ON THE PROPERTY.

Officer Torres presented photos of the property and said that because this was a rental property, she recommended ordering compliance with 9-306 within 2 weeks or a fine of \$100 per day.

Mr. Roy Lee Moses, owner, disagreed that the building needed paint. He said he had taken care of it this past Sunday.

Judge Hull found in favor of the City and ordered compliance with 9-306 within 2 weeks or a fine of \$25 per day.

CASE CE06120319

Carducci Enterprises LLC
900 Northeast 16th Terrace

Ms. Bazer announced that certified mail sent to the owner was accepted on 1/23/07.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violations:

- 9-281(b): THERE ARE UNLICENSED, INOPERABLE VEHICLES ON PREMISES: BEIGE HONDA ACCORD.
- 18-27(a) : THE SWALE AND THE PROPERTY ARE OVERGROWN.

Officer Thime presented photos of the property and a copy of the inspection report and notice of violation and recommended ordering compliance with 9-281(b) within 10 days or a fine of \$100 per day or the vehicle would be towed, and with 18-27(a) within 2 weeks or a fine of \$25 per day.

Mr. Jose Antequera, owner, agreed to comply.

Judge Hull found in favor of the City and ordered compliance with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the beige Honda Accord, and with 18-27(a) within 2 weeks or a fine of \$25 per day.

Case: CE06100632

Hearing to Impose Fine

Patricia Mathis
331 Southwest 29th Avenue

Ms. Bazer announced that this case was first heard 12/7/06 to comply by 12/17/06: 1 section at \$100 per day. The property was not complied and the City was requesting imposition of a \$450 fine [reduced from \$4,500] and its continued accrual until the property was complied.

Ms. Patricia Mathis, owner, explained that her husband was disabled and she had been in and out of the hospital. Mr. Andre Cross, Code Enforcement Officer, said Ms. Mathis had been trying to comply, but her sons were responsible for the vehicles.

Judge Hull imposed no fine.

Case: CE05101444

Hearing to Impose Fine

Joseph Maiuro
1025 Northeast 17th Avenue

Ms. Bazer announced that this case was first heard 9/21/06 to comply by 10/1/06 and 11/20/06: 2 sections at \$100 per day. The property was not complied and the City was requesting imposition of the \$19,400 fine and its continued accrual until the property was complied.

Mr. Joseph Maiuro, owner, said he was in the process of evicting the tenants because they would not use the trashcans. He also informed Judge Hull that the notices had been mailed to a wrong address, and the tenants interfered with service at the property.

Mr. Maiuro said the landscape work was done, but the City had lost the property survey, so the paving company was having difficulty pulling their permit.

Judge Hull imposed no fine as of today and continued this to 3/1/07.

Case: CE06081624

Request for Extension

Parkson Property LLC
5601 Northeast 14th Avenue

Ms. Bazer announced that this case was first heard 12/7/06 to comply by 1/18/07: 1 section at \$100 per day.

Mr. Richard Ingliss, the owner's attorney, requested a 5-week extension. He explained that the former tenant had left the containers, equipment and machinery behind after eviction. A company representative had promised to remove the items by the fifteenth, but had never shown up, and Mr. Ingliss could no longer reach him.

Mr. Ingliss continued that they had published the notice of sale and the inspection was scheduled for February 2, and the sale date was February. The terms of the sale specified that all property must be removed by February 16.

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

Case: CE06090811

Request for Extension

Scott Adams & John DeVito
1025 Northwest 3rd Avenue #1

Ms. Bazer announced that this case was first heard 12/21/06 to comply by 1/18/07: 1 section at \$50 per day.

Mr. Scott Adams, owner, said the paving company had experienced problems getting the permit approved, but the work had begun Monday afternoon. The contractor stated the work would take one week.

Judge Hull ordered compliance of 47-20.20.H by 2/1/07 and granted an extension to 3/1/07 and ordered the owner to reappear at the 3/1/07 hearing.

Case: CE05100057

Request for Extension

Paul Pratt
201 Northeast 16th Street

Ms. Bazer announced that this case was first heard on 12/7/06 to comply by 2/1/07.

Mr. Paul Pratt, owner, requested an extension due to permitting problems. He asked for 60 days.

Mr. Bob Guilford, Code Enforcement Officer, acknowledged Mr. Pratt had experienced problems getting his survey and his permit, and did not object to a 60-day extension.

Judge Hull granted an extension to 4/5/07 and continued this to 4/5/07.

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 complied and the City was requesting imposition of a \$1,150 fine.

Mr. Alberto Savalas translated for Mr. Harry Chavarro, the owner. Mr. Savalas said the property was now complied. He explained that at the previous hearing, Mr. Chavarro had misunderstood Officer Feldman's instructions for compliance.

Mr. Adam Feldman, Code Enforcement Officer, confirmed that the property was now complied. He said the original notice had explained what must be done to comply. Officer Feldman said he had spoken to Mrs. Chavarro and explained that the stumps must be completely removed. Mr. Savalas said the stumps had been cut very close to the ground, but not ground level.

Mr. Savalas asked Judge to abate the fines due to the communication problem.

Judge Hull tried to determine when, after November 30, 2006, Officer Feldman had spoken to Mrs. Chavarro. Mr. Savalas said she had spoken to him on December 29 to tell him the property was complied.

Officer Feldman said the tree stumps were not complied as of his visit on December 1, but were complied as of his visit on December 19. The fence was complied on December 29. He could not be sure of the date on which he spoke to Mrs. Chavarro.

Judge Hull imposed no fine.

Case: CE06060267

Hearing to impose Fine

Richard Casale
745 Northwest 5th Avenue

Ms. Bazer announced that this case was first heard 9/21/06 to comply by 10/1/06 and 12/20/06: 1 section at \$50 per day. The property was not complied and the City was requesting imposition of a \$2,100 fine and its continued accrual until the property was complied.

Mr. Richard Casale, owner, explained that the property was walled in, and his cars were kept inside the wall. The cars parked on the swale were not his; they were from a body shop blocks away. He had called the Police, but they would not tow the cars.

Mr. Maurice Murray, Code Enforcement Supervisor, pointed out that only the landscape/foliage maintenance violation was not complied and incurring a fine.

Mr. Luis Albelo, Community Inspections Officer, presented photos of the property taken the previous day. Mr. Casale said he had understood he only needed to cut the grass and now Supervisor Murray was informing him he needed separation between the foliage and paved area.

Judge Hull signed the order to impose the fine with fines continuing to accrue.

Case: CE06100399

Hearing to impose Fine

Jeffrey Hudlett
1828 Southwest 3rd Avenue

Ms. Bazer announced that this case was first heard 12/7/06 to comply by 12/21/06: 2 sections at \$25 per day. The property was complied and the City was requesting imposition of a \$1,100 fine.

Mr. Jeffrey Hudlett, owner, said he had missed the first meeting because he had been unable to leave his preschool. He thought he had complied the property by moving the trailer, but Officer Eaton had informed him the trailer should be on the paved area, not on the lawn. He had moved most items out of the carport as well.

Mr. Dick Eaton, Community Inspections Officer, said his opinion differed from Mr. Hudlett's regarding storage in the carport. Mr. Hudlett thought storage was permitted there.

Judge Hull agreed to abate the fine that had accrued for the trailer. Officer Eaton confirmed that the outside storage was complied on January 18.

Judge Hull signed the order to impose the \$675 fine for 47-19.9 and imposed no fine for 9-304(b).

Case: CE05081784

Hearing to impose Fine

Steven Bader
1608 Northwest 11th Street

Ms. Bazer announced that this case was first heard 4/6/06 to comply by 4/16/06: 2 sections at \$50 per day. The property was complied and the City was requesting imposition of a \$1,510 fine [reduced from \$7,550].

Ms. Cheryl Pingitore, Community Inspections Officer, said Mr. Bader had called her several times. She acknowledged that he had problems hiring a contractor and recommended reducing the fine even more.

Mr. Steven Bader, owner, confirmed he had problems with contractors. He said he had wanted to wait until the renovations were complete to take care of the ground cover violations. Mr. Bader said he had erroneously expected the City would send a letter when his extension expired.

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

Reference CE05121030

American Federated Title Corp. Request for Extension
1909 Northwest 9th Avenue

Ms. Bazer announced that this case was originally heard on 5/18/06 with compliance ordered by 6/18/06: 4 sections at \$100 per day.

Mr. Martin Davis, property lessee, said the contractor had pulled the permit this week, and the contractor expected to have the work complete by the end of February.

Ms. Cheryl Pingitore, Community Inspections Officer, stated the property had sustained "huge damage" from the 2005 hurricanes, and this was a very expensive project. She said she had no objection to an extension and suggested 90 days.

Judge Hull continued the case to 5/3/07.

Case: CE06060543

Deborah Campion & Lewis Cupo Request for Extension
1613 Northwest 11th Court

Ms. Bazer announced that this case was first heard 10/19/06 to comply by 11/16/06: 1 section at \$25 per day.

Mr. Louis Cupo, owner, requested an extension. He stated he was having difficulty getting the plans approved. He requested 60 days.

Judge Hull continued the case to 4/5/07.

Case: CE06081158

Markatia Equities Inc. Hearing to Impose Fine
3031 Davie Boulevard

Ms. Bazer announced that this case was originally heard on 11/2/06 with compliance ordered by 11/16/06 and 12/28/06: 3 sections at \$100 per day. The property was not complied and the City was requesting imposition of a \$6,100 fine and its continued accrual until the property was complied.

Mr. Mohammed Markatia, owner, explained that the sign was complied, and the contractor had applied for a permit for the parking lot. He requested additional time to comply.

Mr. Andre Cross, Community Inspections Officer, said Mr. Markatia had tried very hard to comply. He had repaired the potholes, but needed the permit to re-do the striping.

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

Case: CE06050317

Request for Extension

Marie Saint-Louis
3321 Northwest 63rd Street

Ms. Bazer announced that this case was first heard 12/21/06 to comply by 2/5/07; the owner was requesting an extension.

Ms. Marie Saint. Louis, owner, said she would make the repairs when she received her tax refund. She requested a 60-day extension.

Mr. Sal Viscusi, Code Enforcement Officer, said he did not object to the extension.

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

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

Case: CE06051358

Hearing 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 complied and the City was requesting imposition of a \$5,800 fine.

Mr. Arturo Bengochea, architect, reminded Judge Hull that he had asked Mr. Bengochea's client to find receipts for work done at the property. Mr. Bengochea presented receipts dated May 22, September 25 and January 2 and 12.

Mr. Adam Feldman, Community Inspections Officer, confirmed that 18-27(a) was complied on October 2. As of his inspection on December 22, neither property was complied regarding the 9-280(h)(1) and 9-306 violations. He had photos taken on that date proving the violations. When he visited the property on January 18 the properties were complied. Officer Feldman recommended that the total fines be imposed.

Judge Hull imposed a \$4,000 fine.

Case: CE06051362
LHP Intracoastal II LLC
1516 Northeast 11th Street

Hearing to Impose Fine

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 complied and the City was requesting imposition of a \$5,800 fine.

Judge Hull imposed a \$4,000 fine.

Case: CE05091393
Gada Management LC
1250 Northwest 23rd Avenue

Ordered to Reappear

Ms. Bazer announced that at the December 7, 2006 hearing, the owner's representative was ordered to appear today.

Mr. Kevin Fernander, attorney for the owner, said they had obtained all permits and hired a contractor. He requested a 60 to 90-day extension.

Ms. Cheryl Pingitore, Community Inspections Officer, wanted to correct her testimony from the last hearing regarding compliance. She had stated that 47-19.9.A.2.b. was complied, based on the fact that a permit had been pulled. She stated that the wall must be completed to comply. Regarding 47-19.9.A.2.c., she stated this item was not complied either. She submitted photos taken at the property the previous day, and asked Judge Hull to reopen those violations.

Mr. Fernander was opposed to and "vehemently" objected to re-opening any violations. The only items he felt were still open were those regarding the pavement and landscaping. Mr. Fernander said evidence had been submitted by the City showing that a fence had been covered with an opaque green screen in lieu of the wall. Officer Pingitore felt that the owner's application for the wall proved they did not believe the item was complied. Mr. Fernander said the application for the wall should not be interpreted as an admission of guilt. Also, since the City had already complied the item, it was res judicata regarding those issues.

Ms. Bazer called for the Assistant City Attorney to provide an opinion.

Upon returning to the hearing, Officer Pingitore stated she would re-cite the property for violations 47-19.9.A.2.b. and 47-19.9.A.2.c. Mr. Fernander clarified that two of the original citations remained, one regarding the parking lot paving and the other regarding the landscape strip. For these, he requested a 60 to 90-day extension.

Judge Hull granted an extension to 5/3/07.

Case: CE06062128

Hearing to Impose Fine

Abolghassem & Suzanne Eskamani
3157 Northwest 67th Court

Ms. Bazer announced that this case was first heard 12/21/06 to comply by 12/31/06: 1 section at \$100 per day. The property was complied and the City was requesting imposition of a \$1,600 fine.

Mr. Norman Wesby, tenant, said he moved the vehicle, but had not realized that it had a flat tire because he had not been using it. He requested a court order that, according to the DMV, would allow him to obtain a title for the boat. The boat was left on the property by the previous tenant. The property manager said she had been trying to find the previous tenant for two years, but could not.

Mr. Sal Viscusi, Code Enforcement Officer, reminded Judge Hull that the boat compliance date was February 2, 2007. He suggested granting an extension for the boat item to give Mr. Wesby time to find the owner. Officer Viscusi explained the state of the violations on his visits to the property. He recommended reducing the fine to \$100.

Judge Hull imposed a \$100 fine for the vehicles and continued the case regarding the boat to 3/1/07.

Case: CE06060726

Hearing to Impose Fine

Ilionor & Cetamis Comette
2565 Southwest 8th Street

Ms. Bazer announced that this case was first heard 12/7/06 to comply by 12/16/06: 1 section at \$100 per day. The property was complied and the City was requesting imposition of a \$2,100 fine.

Cetamis Comette, the owner's daughter, translated for her father, Ilionor Comette, owner. She explained that her brother could not afford to repair the Cadillac after an accident; this was why it had remained on the property so long. She confirmed that the house had been painted.

Mr. Andre Cross, Code Enforcement Officer, recommended reducing the fines. He agreed that the son had been trying to repair the car, but could not afford it. Officer Cross recommended reducing the fine to \$210.

Judge Hull imposed a \$200 fine.

Case: CE06031698

Denise Tucci
451 Northeast 8th Avenue

Ms. Bazer announced that certified mail sent to the owner was accepted on 1/13/07.

Violation:

- 25-100(a) : RIGHT-OF-WAY OBSTRUCTED BY NON-PERMITTED BRICK PAVERS.

Officer Guilford recommended ordering compliance within 30 days or a fine of \$25 per day.

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

Case: CE06111836

Ritchierich LLC
21 Southwest 7th Street

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

Violation:

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

The following violation was now complied:

- 18-27(a) : THERE IS TRASH, RUBBISH AND DEBRIS ON THE PROPERTY AND THE BUSHES AND LANDSCAPE AREAS ARE NOT BEING MAINTAINED.

Officer Ackley presented photos of the property and recommended ordering compliance with 9-306 by 3/1/07 or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance with 9-306 by 3/1/07 or a fine of \$100 per day.

Case: CE06111695

Juan Carlos Petrizzo
1930 Southwest 28th Street

Ms. Bazer announced that certified mail sent to the owner was accepted on 1/18/07.

Violation:

- 9-304(b) : THE PARKING FACILITY MUST BE A HARD, DUST-FREE SURFACE.

The following violations were now complied:

- 24-28(a): ALL AREAS SURROUNDING THE BULK CONTAINER SHALL BE MAINTAINED IN A GOOD, CLEAR AND SANITARY CONDITION.
- 47-19.4.D.8. : DUMPSTER ENCLOSURE SHALL BE MAINTAINED IN GOOD CONDITION AND APPEARANCE AT ALL TIMES.

Inspector Kaplan presented a copy of the file and recommended ordering compliance with 9-304(b) within 20 weeks or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance with 9-304(b) within 20 weeks or a fine of \$25 per day.

Case: CE06092020

GMAC Mortgage Corporation
1132 Northwest 2nd 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 1/16/07.

Violation:

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

Officer Snow presented 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: CE07010349

Oakland Hospitality Inc.
2949 North Federal Highway

Ms. Bazer announced that certified mail sent to the owner was accepted on 1/13/07 and certified mail sent to the registered agent was accepted on 1/16/07.

Violation:

- 47-21.8 : REPLACEMENT OF CODE REQUIRED TREES/PALMS TO MEET LANDSCAPE REQUIREMENTS FOR THE SITE.

Inspector Lauridsen recommended ordering compliance within 30 days or a fine of \$25 per day.

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

Case: CE07010353

Oakland Hospitality Inc.
2951 North Federal Highway

Ms. Bazer announced that certified mail sent to the owner was accepted on 1/18/07 and certified mail sent to the registered agent was accepted on 1/16/07.

Violation:

- 47-21.9 G.1. : INSTALLATION OF LANDSCAPE MATERIALS TO MEET CODE.

Inspector Lauridsen recommended ordering compliance within 30 days or a fine of \$25 per day.

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

Case: CE07010368

Sherwood Federal Highway LLC
2975 North Federal Highway

Ms. Bazer announced that certified mail sent to the registered agent was accepted on 1/17/07.

Violation:

- 47-21.12 A.1.: TREES REMOVED FROM SITE WITHOUT PERMIT.

Inspector Lauridsen recommended ordering compliance within 30 days or a fine of \$25 per day.

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

Case: CE06020722

#1204 Palms Inc.
1200 Northeast 16th Avenue #6

Ms. Bazer announced that certified mail sent to the owner was accepted on 1/19/07, and certified mail sent to the registered agent was accepted on 1/16/07.

Violations:

- 9-280(b) : THERE ARE WINDOWS WITH BROKEN/CRACKED GLASS PANES ON THE PROPERTY.
- 9-280(g) : THERE ARE EXTERIOR ELECTRICAL FIXTURES THAT ARE MISSING THE GLASS GLOBES.

The following violations were now complied:

- 18-27(a) : THERE IS TRASH, RUBBISH AND DEBRIS ON THE PROPERTY.
- 9-306 : THE EXTERIOR OF THE BUILDING IS NOT BEING MAINTAINED, IN THAT THE EXTERIOR WALLS AND AWNINGS ARE STAINED AND MILDEWED. THE EXTERIOR WALLS, SOFFITS AND FASCIA BOARDS HAVE MISSING/PEELING PAINT.

Officer Feldman stated he had spoken with the owner, who claimed that the remaining violations were complied as well. He recommended ordering compliance with 9-280(b) and 9-280(g) within 7 days or a fine of \$25 per day, per violation to allow him to reinspect the property.

Judge Hull found in favor of the City and ordered compliance with 9-280(b) and 9-280(g) within 14 days or a fine of \$25 per day.

Case: CE06102371

M. Snodgrass
301 Southwest 17th Street

Ms. Bazer announced that Inspector Eaton had a stipulated agreement with the owner.

Violation:

- 47-19.9 : THERE IS OUTDOOR STORAGE THROUGHOUT THE PROPERTY.

The following violation was now complied:

- 9-278(e) : WINDOWS THROUGHOUT THE HOUSE ARE BOARDED, PREVENTING ADEQUATE VENTILATION.

Ms. Bazer stated Officer Eaton had a stipulated agreement with the owner to comply 49-19.9 by 2/13/07 or a fine of \$25 per day.

Judge Hull found in favor of the City and ordered compliance with 47-19.9 by 2/13/07 or a fine of \$25 per day.

Case: CE06091651

Derinoel Moncher
1138 Northeast 2nd Avenue

Ms. Bazer announced that service was via posting on the property on 1/5/07 and posting at City Hall on 1/18/07.

Violation:

- 9-329(b) : THE STRUCTURE HAS BEEN BOARDED-UP FOR MORE THAN SIX (6) MONTHS WITHOUT A BOARD-UP CERTIFICATE.

Officer Westbrook presented photos of the property and a copy of the inspection report and recommended ordering compliance within 2 weeks or a fine of \$50 per day.

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

CASE: CE06102820

Claude Blanc
1106 Northeast 1st Avenue

Ms. Bazer announced that service was via posting on the property on 1/9/07 and posting at City Hall on 1/18/07.

Violation:

- 47-34.4.C.1. : A FEMA TRAILER IS BEING USED FOR LIVING AND SLEEPING IN A RESIDENTIAL AREA.

Officer Westbrook presented photos and a copy of the inspection report and recommended ordering compliance within 2 weeks or a fine of \$100 per day.

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

CASE: CE06110060

Antoinette Britt
1321 North Andrews Avenue

Ms. Bazer announced that service was via posting on the property on 1/9/07 and posting at City Hall on 1/18/07.

Violations:

- 9-306 : THE EXTERIOR STRUCTURE IS NOT MAINTAINED. THE PAINT IS STAINED AND/OR FADED.
- 9-308(b) : THE ROOF TILE IS DIRTY AND STAINED.

Officer Westbrook presented photos and a copy of the inspection report and recommended ordering compliance within 4 weeks or a fine of \$50 per day, per violation.

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

CASE: CE06111095

Peter Sobelevsky
1006 Northwest 6th Avenue

Ms. Bazer announced that certified mail sent to the owner was accepted [no date], and the inspector had a stipulated agreement with the owner.

Violations:

- 9-306: THE STUCCO ON THE STRUCTURE IS STAINED AND DIRTY.
- 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 Westbrook presented photos and a copy of the inspection report and stated she had a stipulated agreement with the owner to comply within 4 weeks or a fine of \$50 per day, per violation.

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

Case: CE06120838

Mitsy Hill
1224 Northeast 2nd Avenue Apt. A

Ms. Bazer announced that service was via posting on the property on 1/9/07 and posting at City Hall on 1/18/07.

Violation:

- 9-279(f): OCCUPIED STRUCTURE WITHOUT CITY WATER SERVICE.

Officer Westbrook presented photos and a copy of the inspection report and recommended ordering compliance within 2 weeks or a fine of \$50 per day.

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

Case: CE06061785

Pauletta & Ivanhoe Green
1420 Northwest 21st Street

Ms. Bazer announced that certified mail sent to the owner was accepted on 1/20/07.

Violations:

- 18-27(a) : THE PROPERTY HAS BECOME OVERGROWN AND IS NOT BEING MAINTAINED. THERE IS TRASH AND DEBRIS SCATTERED ABOUT THE PROPERTY.
- 9-306 : THE PAINT ON THE BUILDING IS STAINED AND HAS NOT BEEN MAINTAINED.
- 24-27(b) : THE GARBAGE CARTS ARE LEFT IN PUBLIC VIEW AFTER SERVICE.

Officer Pingitore presented photos and recommended ordering compliance within 14 days or a fine of \$100 per day, per violation.

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

Case: CE06091822

Joseph Mondelli
1609 Northwest 16th Street

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

Violation:

- 47-21.10 B.1.: THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. ALSO, THERE ARE AREAS OF BARE SAND.

Officer Pingitore presented photos and recommended ordering compliance within 14 days or a fine of \$50 per day.

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

Case: CE06102770

Ella & Mark Augenstein
1724 Northwest 18th Street

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

Violations:

- 18-27(a) : THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE PROPERTY, INCLUDING THE SWALE AREA. THE PROPERTY IS NOT BEING MAINTAINED.
- 24-27(b) : THE GARBAGE CARTS ARE LEFT IN PUBLIC VIEW AFTER SERVICE.
- 47-21.8 : THERE ARE AREAS OF DEAD GROUND COVER. THERE ARE AREAS OF BARE SAND.
- 9-280(b) : THERE ARE BROKEN AND INOPERABLE WINDOWS ON THE BUILDING. MISSING WINDOW PANES HAVE BEEN REPLACED WITH CARDBOARD.
- 9-306 : THERE ARE AREAS OF PEELING AND CHIPPED PAINT. THE PAINT IS DIRTY AND HAS NOT BEEN MAINTAINED.

Officer Pingitore presented photos and a copy of the property history, notice of violation and facsimiles she had received from the owner and recommended ordering compliance within 14 days or a fine of \$100 per day, per violation.

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

Case: CE05120654

Emma Joe Bartlett Estate
2617 Southwest 7th Street

Ms. Bazer announced that personal service was made to the owner's representative on 1/13/07.

Violations:

- 9-280(h)(1): THE FENCE ON THIS PROPERTY IS IN DISREPAIR.
- 9-306 : THERE ARE AREAS OF STAINED AND DIRTY PAINT ON THIS BUILDING. THE CARPORT STRUCTURE ON THIS PROPERTY IS IN DISREPAIR, NOT SECURED AND THE CARPORT IS LEANING.

Officer Cross recommended ordering compliance with 9-280(h)(1) within 4 weeks or a fine of \$25 per day and with 9-306 within 8 weeks or a fine of \$25 per day.

Judge Hull found in favor of the City and ordered compliance with 9-280(h)(1) within 4 weeks or a fine of \$25 per day and with 9-306 by 4/5/07 or a fine of \$25 per day.

Case: CE05120939

Beryl Cover
2832 Southwest 5th Street

Ms. Bazer announced that certified mail sent to the owner was accepted on 1/13/07.

Violation:

- 9-308(a): THIS ROOF IS NOT MAINTAINED IN A WATER TIGHT, SAFE CONDITION. IT IS PARTIALLY COVERED WITH DRY, ROTTED BLUE TARP.

Officer Cross recommended ordering compliance within 8 weeks or a fine of \$25 per day.

Judge Hull found in favor of the City and ordered compliance by April 5, 2007 or a fine of \$25 per day.

Case: CE06111753

Lizzie & Benjamin Osborne
440 Arizona Avenue

Ms. Bazer announced that certified mail sent to the owner was accepted on 1/12/07.

Violations:

- 9-281(b) : THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED ON THIS PROPERTY, A FULL SIZE YELLOW PONTIAC AND ALSO A BURGUNDY MERCURY GRAND MARQUIS, OLD MODEL, FULL SIZE CAR, RUST COLORED, COMMERCIAL VAN, NOT SURE OF MAKE.
- BCZ 39-275(7)(a) : THERE IS A GRAY COMMERCIAL UTILITY VEHICLE ON THIS PROPERTY.

Officer Cross recommended ordering compliance with 9-281(b) within 10 days or a fine of \$100 per day or the vehicle would be towed, and with BCZ 39-275(7)(a) within 14 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow a full-sized yellow Pontiac; a burgundy Mercury Grand Marquis, old model, full-sized car, rust colored; commercial van, not sure of make, and with BCZ 39-275(7)(a) within 14 days or a fine of \$100 per day.

Case: CE06111877

Gueliz Inc.

520 Southwest 27th Terrace

Ms. Bazer announced that certified mail sent to the owner was accepted on 1/16/07.

Violations:

- 9-304(b) : THERE ARE VEHICLES CONSTANTLY PARKING ON LAWN AT THIS PROPERTY.
- 9-281(b) : THERE IS AN UNLICENSED, INOPERABLE VEHICLE, STORED ON THIS PROPERTY, A GREEN FORD TAURUS OR TEMPO.

Officer Cross recommended ordering compliance with 9-304(b) within 14 days or a fine of \$25 per day, and with 9-281(b) within 10 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 9-304(b) within 14 days or a fine of \$25 per day, and with 9-281(b) within 10 days or a fine of \$100 per day, with the right to tow a green Ford Taurus or Tempo.

Case: CE06120560

Alnadi Inc.

3300 West Broward Boulevard

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 1/16/07.

Violation:

- 18-27(a): THERE IS TRASH, DEBRIS AND LITTER SCATTERED ALL OVER THIS PROPERTY.

Officer Cross recommended ordering compliance within 2 weeks or a fine of \$50 per day.

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

Case: CE06102341

R.M. Campbell
1817 Northwest 25th Terrace

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

Violation:

- 9-304(b) : THERE IS A GRAVEL/STONE DRIVEWAY ON THIS PROPERTY IN DISREPAIR. IT IS NOT WELL-GRADED AND THERE IS GRASS GROWING THROUGH IT.

Officer Viscusi recommended ordering compliance within 4 weeks or a fine of \$25 per day.

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

Case: CE06111149

Hess Realty Corp.
6191 Northwest 9th Avenue

Ms. Bazer announced that certified mail sent to the owner and an officer of the company were accepted on 1/16/07.

Violations:

- 47-19.4.D.1. : THERE ARE TWO (2) OPEN DUMPSTERS PRESENT ON THIS PROPERTY WITH NO DUMPSTER ENCLOSURE SURROUNDING THEM AS REQUIRED BY CODE.
- 47-20.20.H. : THE REAR PARKING LOT ON THIS PROPERTY IS IN DISREPAIR.

The following violation was now complied:

- 18-27(a) : THERE IS TRASH, RUBBISH AND DEBRIS PRESENT ON THIS PROPERTY.

Officer Viscusi recommended ordering compliance with 47-19.4.D.1. and 47-20.20.H. within 12 weeks or fine of \$100 per day, per violation.

Judge Hull found in favor of the City and ordered compliance with 47-19.4.D.1. and 47-20.20.H. within 12 weeks or fine of \$100 per day, per violation.

Case: CE06060742

Antwayn Clinton
1731 Northwest 24th Terrace

Ms. Bazer announced that service was via posting on the property on 12/27/06 and posting at City Hall on 1/18/07.

Violations:

- 9-280(b) : THE ROOF ON THE PROPERTY IS NOT REASONABLY WEATHER, WATER TIGHT AND IS IN DISREPAIR.
- 9-280(h)(1) : THE CHAIN-LINK FENCE IS IN DISREPAIR ON THE PROPERTY.
- 9-306 : THE EXTERIOR OF THE STRUCTURE IS NOT BEING MAINTAINED ON THE PROPERTY.

The following violation was now complied:

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

Officer Torres presented a copy of the case file and recommended ordering compliance with 9-280(b) and 9-306 by 3/1/07 or a fine of \$25 per day, per violation and with 9-280(h)(1) within 2 weeks or a fine of \$25 per day.

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

Case: CE06070958

Bonner Iv Trust
2333 Northwest 14th Street

Ms. Bazer announced that service was via posting on the property on 12/27/06 and posting at City Hall on 1/18/07.

Violations:

- 47-21.8.A. : THERE ARE MISSING AREAS OF LAWN COVER ON THE PROPERTY.
- 9-280(b) : THERE ARE BROKEN WINDOWS ON THE PROPERTY AND THE ROOF.
- 9-304(b) : THE DRIVEWAY ON THE PROPERTY IS NOT WEED, DUST-FREE.

Officer Torres presented a copy of the case file and recommended ordering compliance with 47-21.8.A. and 9-280(b) by 3/1/07 or a fine of \$25 per day, per violation, and with 9-304(b) within 2 weeks or a fine of \$25 per day.

Judge Hull found in favor of the City and ordered compliance with 47-21.8.A. and 9-280(b) by 3/1/07 or a fine of \$25 per day, per violation, and with 9-304(b) within 2 weeks or a fine of \$25 per day.

Case: CE06070962

Roderick Whitehead
2344 Northwest 14th Street

Violations:

- 9-304(b) : THE GRAVEL DRIVEWAY IS NOT WEED, DUST-FREE AND THERE ARE VEHICLES PARKED ON THE LAWN OF THE PROPERTY.
- 9-306 : THE EXTERIOR STRUCTURE ON THE PROPERTY IS NOT BEING MAINTAINED.

The following violation was now complied:

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

Officer Torres presented the case file and recommended ordering compliance with 9-304(b) within 2 weeks or a fine of \$25 per day, and with 9-306 by 3/1/07 or a fine of \$25 per day.

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

Case: CE06071321

Diane Alexander
2313 Northwest 14th Court

Ms. Bazer announced that service was via posting on the property on 12/27/06 and posting at City Hall on 1/18/07.

Violations:

- 18-27(a) : THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE PROPERTY.
- 9-280(h)(1) : THERE IS A CHAIN LINK FENCE IN DISREPAIR ON THE PROPERTY.
- 9-304(b) : THE GRAVEL DRIVEWAY IS NOT WEED AND/OR DUST-FREE.

The following violation was now complied:

- 24-27.(b) : THERE IS A CITY YARD WASTE CONTAINER LEFT ON THE SWALE ON THIS PROPERTY AFTER COLLECTION DAY.

Officer Torres presented the case file and recommended ordering compliance with 18-27(a), 9-280(h)(1) and 9-304(b) within 2 weeks or a fine of \$25 per day, per violation.

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

Case: CE06080705

Lucille Walton & Vernon Quin
1811 Northwest 28th Avenue

Ms. Bazer announced that service was via posting on the property on 12/27/06 and posting at City Hall on 1/18/07.

Violations:

- 9-306 : THE EXTERIOR STRUCTURE IS NOT BEING MAINTAINED ON THE PROPERTY.

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

Officer Torres presented the case file and recommended ordering compliance with 9-306 by 3/1/07 or a fine of \$25 per day and with 9-313(a) within 2 weeks or a fine of \$25 per day.

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

Case: CE06080868

Shirley & Cheryl Weaver
2356 Northwest 14th Street

Ms. Bazer announced that service was via posting on the property on 12/27/06 and posting at City Hall on 1/18/07.

Violations:

- 9-278(g) : THE WINDOWS ON THIS PROPERTY ARE NOT PROPERLY FITTED WITH ADEQUATE SCREENING.
- 9-280(b) : THE CEILING ON THIS PROPERTY IS IN DISREPAIR.
- 9-280(f) : THE PLUMBING ON THE PROPERTY IS NOT MAINTAINED IN A GOOD, SANITARY WORKING CONDITION.
- 9-280(g) : THE ELECTRICAL WIRING AND ACCESSORIES ON THE PROPERTY ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION.

Officer Torres presented the case file and recommended ordering compliance with 9-280(b) by 3/1/07 or a fine of \$100 per day and with 9-278(g), 9-280(f) and 9-280(g) within 2 weeks or a fine of \$100 per day, per violation.

Judge Hull found in favor of the City and ordered compliance with 9-280(b) by 3/1/07 or a fine of \$100 per day and with 9-278(g), 9-280(f) and 9-280(g) within 2 weeks or a fine of \$100 per day, per violation.

Case: CE06081314

Christine Edwards
1621 Northwest 26th Avenue

Ms. Bazer announced that service was via posting on the property on 12/27/06 and posting at City Hall on 1/18/07.

Violations:

- 9-278(g) : THE FRONT DOOR ON THE PROPERTY IS NOT FITTED WITH ADEQUATE SCREENING.
- 9-280(b) : THERE ARE BROKEN AND/OR MISSING JALOUSIES ON THE DOOR LEADING TO THE CARPORT AREA ON THE PROPERTY.

- 9-306 : THE EXTERIOR OF THE STRUCTURE ON THE PROPERTY IS NOT BEING MAINTAINED.

The following violation was now complied:

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

Officer Torres presented the case file and recommended ordering compliance with 9-278(g) and 9-280(b) within 2 weeks or a fine of \$25 per day, per violation, and with 9-306 within 4 weeks or a fine of \$25 per day.

Judge Hull found in favor of the City and ordered compliance with 9-278(g) and 9-280(b) within 2 weeks or a fine of \$25 per day, per violation, and with 9-306 within 4 weeks or a fine of \$25 per day.

Case: CE06090297

Bobby & Eloise Player
3011 Northwest 17th Street

Ms. Bazer announced that service was via posting on the property on 12/27/06 and posting at City Hall on 1/18/07.

Violation:

- 9-304(b) : THE GRAVEL DRIVEWAY IS NOT MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

Officer Torres presented the case file and recommended ordering compliance within 2 weeks or a fine of \$25 per day.

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

Case: CE06040326

Sandra O'Connor
2740 Southwest 2nd Street

Hearing to Impose Fine

Ms. Bazer announced that the property was not complied and the City was requesting imposition of a \$2,700 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the \$2,700 fine with fines continuing.

Case: CE06050649

Felix Avila
1000 Northeast 14th Place

Hearing to Impose Fine

Ms. Bazer announced that the property was not complied and the City was requesting imposition of a \$1,550 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the \$1,550 fine with fines continuing to accrue.

Case: CE06060201

Hearing to Impose Fine

Tracy & Ronald McKenzie
1013 Southwest 15th Avenue

Ms. Bazer announced that the property was complied and the City was requesting imposition of a \$16,750 fine.

Judge Hull signed the order to impose the \$16,750 fine.

Case: CE06060611

Hearing to Impose Fine

Natalie Petrarca
1022 Northeast 3rd Avenue

Ms. Bazer announced that the property was not complied and the City was requesting imposition of a \$10,800 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the \$10,800 fine with fines continuing to accrue.

Case: CE06060641

Hearing to Impose Fine

Eddie Ellis
122 Southwest 24th Avenue

Ms. Bazer announced that the property was not complied and the City was requesting imposition of a \$5,800 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the \$5,800 fine with fines continuing to accrue.

Case: CE06060939

Hearing to Impose Fine

Katherine Butler & Tara Coiro
1200 Northeast 2nd Avenue

Ms. Bazer announced that the property was not complied and the City was requesting imposition of a \$21,600 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the \$21,600 fine with fines continuing to accrue.

Case: CE06062109

Hearing to Impose Fine

Scott & Ezza Sledge
248 Utah Avenue

Ms. Bazer announced the property was not complied and the City was requesting imposition of a \$8,600 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the \$8,600 fine with fines continuing to accrue.

Case: CE06070309

Hearing to Impose Fine

Bradley Hertz
2305 Northwest 9th Court

Ms. Bazer announced that the property was complied and the City was requesting imposition of a \$5,700 fine.

Judge Hull signed the order to impose the \$5,700 fine.

Case: CE06071164

Hearing to Impose Fine

Leonor Jules
1440 Northwest 20th Court

Ms. Bazer announced that the property was not complied and the City was requesting imposition of a \$2,250 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the \$2,250 fine with fines continuing to accrue.

Case: CE06080055

Hearing to Impose Fine

Sherea Atkins
516 Northwest 18th Avenue

Ms. Bazer announced that the property was not complied and the City was requesting imposition of a \$3,800 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the \$3,800 fine with fines continuing to accrue.

Case: CE06080527

Hearing to Impose Fine

CGF Holdings LLC
1230 Southwest 4th Avenue

Ms. Bazer announced that the property was not complied and the City was requesting imposition of a \$2,050 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the \$2,050 fine with fines continuing to accrue.

Case: CE06081819

Hearing to Impose Fine

Hezzekiah Scott
2621 Northwest 18th Court

Ms. Bazer announced that the property was complied and the City was requesting imposition of a \$210 fine [reduced from \$2,100].

Judge Hull signed the order to impose the \$210 fine.

Case: CE06081992

Hearing to Impose Fine

Beatrice & Hilbert Morant
2332 Northwest 13th Court

Ms. Bazer announced that the property was not complied and the City was requesting imposition of a \$1,025 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the \$1,025 fine with fines continuing to accrue.

Case: CE06090185

Hearing to Impose Fine

Marilia Pereira
1329 Northeast 2nd Avenue

Ms. Bazer announced that the property was not complied and the City was requesting imposition of a \$1,025 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the \$1,025 fine with fines continuing to accrue.

Case: CE06090846

Hearing to Impose Fine

John Dokimos
815 Northeast 14th Court

Ms. Bazer announced that the property was complied and the City was requesting imposition of a \$625 fine.

Judge Hull signed the order to impose the \$625 fine.

Case: CE06100071

Hearing to Impose Fine

Mount Bethel Baptist Church Inc.
619 Northwest 12th Avenue

Ms. Bazer announced that the property was complied and the City was requesting imposition of a \$2,700 fine.

Judge Hull signed the order to impose the \$2,700 fine.

Case: CE06101367

Hearing to Impose Fine

Thelma, Velma and Tracy Folsom
2809 Southwest 4th Court

Ms. Bazer announced that the property was complied and the City was requesting imposition of a \$250 fine [reduced from \$1,000].

Judge Hull signed the order to impose the \$250 fine.

Case: CE05121174
PhD Development LLC
811 Southwest 4th Avenue

Request to Vacate Orders of 3/2/06
and 9/21/06: Wrong property cited

Ms. Bazer announced that the City was requesting vacation of the orders dated 3/2/06 and 9/21/06 because the wrong property had been cited.

Judge Hull vacated the orders.

Case: CE06071516
Kathleen Walsh
521 Northeast 5th Terrace

Request for Extension

Ms. Bazer announced that the respondent had not appeared.

Case: CE06020604
Antoinette Walker
819 Northwest 1st Avenue

Request to Vacate Orders of 5/18/06
and 7/6/06

Ms. Bazer announced that the City was requesting vacation of the orders dated 5/18/06 and 7/6/06.

Judge Hull vacated the orders.

Case: CE06082040
Lauderdale Investments
1777 South Andrews Avenue

Request to Vacate Order of 11/16/06

Ms. Bazer announced that the City was requesting vacation of the order dated 11/16/06.

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:

CE06100201	CE06110294	CE06110721	CE07010192
CE06111402	CE06110179	CE06071707	CE06111650
CE06102146	CE06082203	CE06091617	CE06111654
CE06120451	CE06080661	CE06090548	CE06091210
CE06120134	CE06120976	CE06111450	CE06111550

CE06111635	CE06111651	CE06120318	CE06102038
CE06111179	CE06120602	CE06100115	CE06110281
CE06101709	CE06120408	CE06120684	CE06121032
CE06081538	CE06102512	CE06101125	CE06102198
CE06111423	CE06111823	CE06120693	CE06120704
CE06101342	CE06102310	CE06102362	CE06102368
CE06110541	CE06110543	CE06110544	CE06110554
CE06110745	CE06111128	CE06120331	CE06080599
CE06081561	CE06081814	CE06100901	CE06101999
CE06102204	CE06102222	CE06102298	CE06090435

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:

CE06101563	CE06110024	CE06102119	CE06120910
CE06101708	CE06120665	CE05111472	CE06111075
CE06120748	CE06110937	CE06111168	CE06102269
CE06102299			

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:

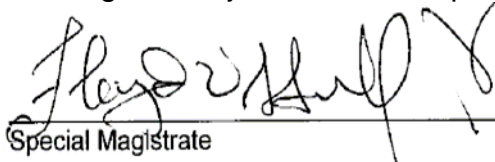
CE06110176	CE06102596	CE06050846
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Cases Rescheduled

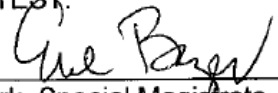
Ms. Bazer announced that the below listed cases were rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE06020831

There being no further business, the hearing was adjourned at 1:25 p.m.


Special Magistrate

ATTEST:


Clerk, Special Magistrate