

SPECIAL MAGISTRATE HEARING
City Commission Meeting Room
Judge Floyd Hull Presiding
March 1, 2007
9:00 A.M. –1:25 P.M.

Staff Present:

Assistant City Attorney
Eve Bazer, Clerk of Special Magistrate
Sue Manning, Secretary, Special Magistrate
Luis Albelo, Code Enforcement Officer
Mary Allman, Secretary Special Magistrate
Diana Cahill, Clerk III
Maurice Murray, Code Enforcement Supervisor
Len Champagne, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Dick Eaton, Code Enforcement Officer
Lee Kaplan, Code Enforcement Officer
Karl Lauridsen, Code Enforcement Officer
Al Lovingshimer, Code Enforcement Officer
Mike Maloney, Code Enforcement Officer
Cheryl Pingitore, Code Enforcement Officer
Mary Rich, Code Enforcement 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:

CE06100333: Toni Black, owner's representative; Lance Lott, owner's son
CE05021857: Lutz Hofbauer, owner; John Seiler, owner's attorney
CE06121655: Angel Proenza, owner
CE05122002: Sylverus Francois, owner
CE06040620: Sandra Tweedy, owner
CE06060367: Joy Ganaishlal, owner
CE05111134: James Ackerman, owner
CE06031736: Mavis Hill, owner, Michael Rogers, owner's son
CE06090811: Scott Adams, owner
CE06121706: Gerald Brooks, manager
CE06091909: Michael DuPont, owner
CE06100555: Marylou Barner, owner's representative
CE06120294: Paul Thomas, owner
CE06050368: Jeremiah Carter, corporate director

CE06102658: Andre Parker, owner's representative; Joseph Priest, owner
CE06071516: Kathleen Walsh, owner
CE06102770: Mark Augenstein, owner
CE06102134: Jeremiah Carter, owner
CE06102137: Annie McGowan, owner
CE05101075; CE05101149; CE05101152; CE05100636; CE05101156: Scott Stringham, owner
CE06111637: Edward Carlisle, owner
CE06100523: Gerald Morris, owner
CE06111168: Maurice Walker, owner
CE06101476: Alba Tylinski, owner
CE06030525: Daniel Williams, Pastor's representative
CE07010349; CE07010353: Vijay Patel, owner
CE07010368: Brian Dowling, owner
CE06061892: Luis Leon, contractor; Richard Jenkins, owner
CE06110251: Constantine Foca, owner
CE05111244: Tess Gavin, owner
CE06072121: Meredith Oliver, owner
CE06061383: Darleen Lockwood, owner; Joel Roth, attorney
CE05111472: Stephanie Kluver, owner
CE06071288: Marquis Grant, owner
CE06050803: Jesus Martinez, owner
CE06120605: Clinton Cartwright, owner
CE05121606: Donald Gawne, general manager; James Grezec, tenant
CE06120748: David Burns, operations manager
CE06081624: Richard Inglis, attorney
CE06102341: Ronald Campbell, 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 reminded all respondents to call the Code Department if they needed additional time to comply.

Case: CE06100523

Gerald & Ardith Morris
2008 Southeast 26th Terrace

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/10/07.

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

- 9-308(a) : ROOF DAMAGED AND MISSING TILES.
- 9-329(b) : BUILDING IS BOARDED WITHOUT REQUIRED BOARD-UP CERTIFICATE.

Officer Lovingshimer said the owner had put him in contact with his contractor, who informed Officer Lovingshimer that new shutters, glass doors and windows would be installed, the carport ceiling would be replaced, and roof would be repaired.

Mr. Gerald Morris, owner, estimated that repairs would take 90 days.

Officer Lovingshimer presented photos, the contractor information and the inspection report to Judge Hull.

Judge Hull found in favor of the City and ordered compliance by 6/7/07 or a fine of \$50 per day, per violation.

Case: CE06121655

Angel Proenza
506 Southwest 17th Street

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

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

- 47-19.9 : THERE IS OUTDOOR STORAGE ON THE PROPERTY.
- 9-280(b) : THERE ARE DECORATIVE COLUMNS ON THE FRONT PORCH THAT ARE DAMAGED AND IN DISREPAIR.

Officer Eaton presented photos of the property and the inspection report and recommended ordering compliance with 47-19.9 within 14 days or a fine of \$25 per day, and with 9-280(b) by 5/3/07 or a fine of \$50 per day.

[Officer Ursula Thime translated for Mr. Proenza.]

Mr. Angel Proenza, owner, explained that he could remove the items stored outside, but did not have the money to repair the columns. Officer Eaton said a relative had phoned him to explain that Mr. Proenza was on a limited income and needed help. Mr. Eaton had provided the contact information for low interest loans. He recommended allowing 14 days for the outdoor storage and 56 days for the column repair, or a fine of \$25 per day, per violation. Officer Thime said her supervisor suggested 91 days for the column repair.

Judge Hull found in favor of the City and ordered compliance with 47-19.9 within 14 days or a fine of \$25 per day, and with 9-280(b) by 5/3/07 or a fine of \$50 per day.

Case: CE06120605

Clinton Cartwright
3556 West Broward Boulevard

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

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

- 18-27(a) : THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THE REAR OF THIS PROPERTY.
- 24-28(a) : THE DUMPSTER ON THIS PROPERTY IS OVERFLOWING, NOT HAVING SCHEDULED PICK-UPS.

Officer Cross presented photos of the property and a copy of the inspection report and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

Mr. Clinton Cartwright, owner, stated the building was being sold and the property would be cleaned up. He requested 14 days to comply.

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

Case: CE06120748

BF Goodrich Aerospace Component
5250 Northwest 33rd Avenue

Ms. Bazer announced that service was via posting on the property on 2/9/07 and at City Hall on 2/15/07.

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

- 47-19.4.D.8. : THERE IS A DUMPSTER ENCLOSURE IN DISREPAIR ON THIS PROPERTY. (MISSING GATES)

The following violations were now complied:

- 47-22.3.C. : THERE IS A BANNER SIGN BEING DISPLAYED ON THIS PROPERTY.
- 18-27(a): THERE IS TRASH, RUBBISH AND DEBRIS LITTERING THIS PROPERTY AND IN AND AROUND THE DUMPSTER

Inspector Viscusi presented photos of the property and a copy of the notice of violation and case history to Judge Hull.

Mr. David Burns, operations manager, stated he had a contract for the dumpster repair.

Judge Hull found in favor of the City and ordered compliance with 47-19.4.D.8. by 5/3/07 or a fine of \$50 per day.

Case: CE06120294

Paul & Monique Thomas
1151 Iroquois Avenue

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/8/07.

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

- 18-27(a) : THERE ARE AREAS OF OVERGROWN LAWN ON THIS PROPERTY.
- 9-281(b) : THERE ARE UNLICENSED, INOPERABLE VEHICLES ON THIS PROPERTY: A WHITE LINCOLN TOWN CAR AND A GRAY BMW.
- 9-304(b) : THERE ARE VEHICLES CONSTANTLY PARKING ON THE LAWN AT THIS PROPERTY.
- BCZ 39-79(e) : THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THIS PROPERTY.

Officer Cross presented photos of the property to Judge Hull.

Mr. Paul Thomas, owner, said the property was complied except for the grass. Officer Cross said he must inspect the property.

Judge Hull found in favor of the City and ordered compliance with 18-27(a) and 9-304(b) within 14 days or a fine of \$25 per day, per violation; and BCZ 39-79(e) until 4/5/07 or a fine of \$25 per day thereafter; and with 9-281(b) within 10 days, or a fine of \$100 per day, with the right to tow the white Lincoln Town Car and Gray BMW.

Case: CE06101476

Alba Tylinski
2319 Northeast 35th Drive

Ms. Bazer announced that service was via posting on the property on 2/5/07 and at City Hall on 2/15/07.

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

- 18-27(a) : THERE IS OVERGROWTH ON THE PROPERTY AND SWALE.
- 47-21.8 A. : THE LANDSCAPE IS NOT BEING MAINTAINED.
- 9-306 : THE GARAGE DOOR AND FRONT DOOR ARE IN DISREPAIR. THE HOUSE IS DIRTY.

The following violation was now complied:

- 9-281(b) : THERE IS AN UNLICENSED, INOPERABLE VEHICLE ON THE PROPERTY.

Officer Gottlieb stated the owner had recently pulled permits for additions to the house. She presented photos of the property to Judge Hull.

Ms. Alba Tylinski, owner, said construction would start in approximately 3 weeks. Officer Gottlieb recommend allowing 6 to 8 weeks to comply 9-306.

Judge Hull found in favor of the City and ordered compliance with 18-27(a) and 47-21.8.A. within 2 weeks or a fine of \$25 per day, per violation and with 9-306 by 5/3/07 or a fine of \$50 per day.

Case: CE06102137

Annie McGowan
1770 Northwest 25th Avenue

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

Violations:

- 47-21.8.A. : THERE ARE AREAS OF DEAD, MISSING GROUND COVER.
- 9-306 : THIS FASCIA BOARD IS IN DISREPAIR IN THAT THERE IS MISSING, PEELING PAINT.
- 9-313(a) : HOUSE NUMBERS ARE NOT DISPLAYED ON THE PROPERTY.

The following violation was now complied:

- 9-281(b) : THERE IS AN UNLICENSED, INOPERABLE VEHICLE, BLACK FORD AEROSTAR VAN, PARKED ON THE PROPERTY WITH NO TAG.

Mr. Mario Sotolongo, Code Enforcement Officer, presented photos of the property and the case file and stated he had a stipulated agreement with the owner to comply 47-21.8.A., 9-306 and 9-313(a) within 16 weeks or a fine of \$25 per day, per violation.

Judge Hull found in favor of the City, approved the stipulated agreement, and ordered compliance with 47-21.8.A., 9-306 and 9-313(a) within 16 weeks or a fine of \$25 per day, per violation.

Case: CE06061383

Darleen Lockwood
3170 Northwest 67th Court

Ms. Bazer announced that this case was continued from November 16, 2006.

The Assistant City Attorney requested the case be continued for 6 months. The owner was working with the adjacent, complaining neighbor, to rectify the situation by moving the shed, and the City was not sure if the shed would require a variance.

Mr. Joel Roth, representative of the owner, confirmed that the owner had reached an agreement with the adjacent neighbor, and would determine if a variance was required.

Judge Hull continued the case for 6 months, to 9/6/07.

Case CE06091909

Verna Dupont
1119 Northwest 10th Terrace

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

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

- 9-329(b) : NO PERSON, FIRM, ASSOCIATION OR CORPORATION SHALL ERECT, INSTALL, PLACE OR MAINTAIN BOARDS OVER THE DOORS, WINDOWS OR OTHER OPENINGS OF ANY BUILDING OR STRUCTURE OR OTHERWISE SECURE SUCH OPENINGS BY A MEANS OTHER THAN THE CONVENTIONAL METHOD USED IN THE ORIGINAL CONSTRUCTION AND DESIGN OF THE BUILDING OR STRUCTURE WITHOUT FIRST APPLYING FOR AND, WITHIN THIRTY (30) DAYS OF APPLICATION, COMPLETING ALL STEPS NECESSARY TO THE ISSUANCE OF A BOARDING CERTIFICATE AND, THEREAFTER, HAVING A VALID AND CURRENT BOARDING CERTIFICATE, THEREFORE, FROM THE BUILDING OFFICIAL.

Officer Pingitore presented photos of the property and the notice of violation and property history to judge Hull and recommended ordering compliance within 35 days or a fine of \$25 per day.

Mr. Michael DuPont, owner, said he had applied for a permit and was awaiting inspection.

Judge Hull found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Case CE06061892

Ordered To Reappear From 10/19/06 Hearing

Scherry Jenkins

3000 North Federal Highway # 9

Ms. Bazer announced that at the 10/19/06 hearing, Special Magistrate Tell had ordered the owner to appear today.

Mr. Richard Jenkins, owner, said he had hired the contractor, who had experienced problems obtaining the permits.

Mr. Luis Leon, contractor, said they had obtained the roofing permit in November, but had discovered additional work that must be done, and their engineer had gone back and forth with City staff several times on the issues. They had pulled the structural and concrete permits yesterday. He requested 60 days to complete the work. Mr. Jenkins explained what had caused the delays, and Officer Ackley confirmed this. Officer Ackley said he did not object to a 60-day extension.

Judge Hull granted an extension to 5/3/07 and ordered the owner to appear at that hearing.

Case: CE06121706

Crown Liquors Of Broward Inc

1035 Northwest 9th Avenue

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/8/07.

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

- 47-19.4.D.1. : THE REQUIRED ON-SITE ENCLOSURE HAS NOT BEEN PROVIDED TO SHIELD THE EXISTING DUMPSTER/WASTE RECEPTACLE FROM PUBLIC VIEW.

The following violation was now complied:

- 47-19.9.A.2.c. : THERE ARE WOOD PALLETS, CARDBOARD BOXES, MILK CRATES AND MISCELLANEOUS ITEMS BEING STORED BEHIND THE BUILDING.

Officer Pingitore presented photos of the property and a copy of the notice of violation and the case history.

Mr. Ray Brooks, manager, explained that the building permit had been reissued and they had a contractor. He requested 3 to 4 months to comply.

Judge Hull found in favor of the City and ordered compliance with 47-19.4.D.1. by 6/7/07 or a fine of \$50 per day.

Case: CE06111637

Edward Carlisle Trust
1901 South Federal Highway

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/9/07

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

- 47-22.6.F. : THE MAIN BUSINESS POLE SIGN ON THIS PROPERTY IS DAMAGED AND IN DISREPAIR.
- 9-308(a) : THE MANSARD ROOF ON THE BUILDING IS DAMAGED AND IN DISREPAIR AND IS DIRTY AND STAINED IN OTHER AREAS.
- 9-313(a) : THERE ARE NO ADDRESS NUMBERS ON THE BUILDING THAT ARE VISIBLE FROM THE STREET.

Officer Eaton stated the owner phoned him on 12/4/06 and informed him he had applied for a permit in November, and his contractor could start the work in 90 days. Mr. Carlisle had never gotten back to Officer Eaton regarding the progress of the work. Officer Eaton presented photos of the property.

Mr. Edward Carlisle, owner, explained that he had hired the contractor, who was still working on another building, but should be able to get to Mr. Carlisle's job in approximately 3 weeks. He requested another 90 days to comply. Mr. Carlisle stated the numbers were displayed on the building, but were currently hidden by the shutter Mr. Carlisle had dropped to protect the building from the work to be done. Officer Eaton said the numbers must be visible. He recommended ordering compliance with 47-22.6.F. and 9-313(a) within 14 days, and with 9-308(a) by 5/3/07 or a fine of \$50 per day, per violation.

Judge Hull found in favor of the City and ordered compliance with 47-22.6.F. within 14 days or a fine of \$50 per day, with 9-313(a) within 14 days or a fine of \$25 per day, and with 9-308(a) by 6/7/07 or a fine of \$100 per day.

Case: CE05111472

Stephanie Kluver & Tara MacDowell
3200 Northwest 65th Street

Ms. Bazer announced that service was via posting on the property on 2/9/07 and at City Hall on 2/15/07.

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

- 9-280(h)(1) : THERE IS A WOOD FENCE ON THIS PROPERTY THAT IS IN DISREPAIR.
- 18-27(a) : THERE IS TRASH, RUBBISH AND DEBRIS LITTERING THE REAR YARD OF THIS PROPERTY AND THERE IS LAWN AND PLANT OVERGROWTH PRESENT IN THE REAR YARD.
- 9-278(b) : THERE ARE PLYWOOD BOARDS COVERING SEVERAL WINDOWS ON THIS PROPERTY DISRUPTING THE NORMAL FLOW OF LIGHT AND VENTILATION.
- 9-280(b) : THERE ARE WINDOWS ON THIS HOME THAT ARE IN DISREPAIR.

Officer Viscusi presented photos of the property and the case file and recommended ordering compliance within 8 weeks or a fine of \$25 per day, per violation.

Ms. Stephanie Kluver, owner, requested 12 weeks, as she planned to do the work herself. Officer Viscusi had no objection to 12 weeks.

Judge Hull found in favor of the City and ordered compliance within 12 weeks, by 5/24/07, or a fine of \$25 per day, per violation.

Case: CE6050803

Joey Costles
3401 Southwest 16th Street

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/14/07.

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

- 18-27(a) : THERE IS TRASH, RUBBISH AND DEBRIS LITTERING THIS PROPERTY AND AREAS OF LAWN OVERGROWTH ON THIS PROPERTY.
- 9-280(b) : THERE IS A ROOF VENT SCREEN ON AN EXTERIOR WALL ON THE RIGHT SIDE OF THIS HOME THAT IS RIPPED/TORN.
- 9-304(b) : THERE ARE VEHICLES/TRAILERS PARKED ON GRASS SURFACES ON THIS PROPERTY.
- 9-306 : THERE ARE AREAS OF MISSING/CHIPPING/PEELING PAINT ON THE EXTERIOR WALLS OF THIS HOME.

- 9-308(b) : THE ROOF ON THIS HOME IS NOT BEING KEPT CLEAN OR FREE OF TRASH, RUBBISH AND DEBRIS. SPECIFICALLY THERE ARE SEVERAL PACKAGES OF ROOF SHINGLES AND A GARDEN HOSE ON THE ROOF VISIBLE FROM THE STREET.
- BCZ 39-275(6)(b) : THERE ARE MULTIPLE ITEMS BEING STORED OUTSIDE ON THIS PROPERTY. THEY INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: HAND TOOLS, PLASTIC BUCKETS, CHAIRS, LADDERS, WOOD MATERIAL, ETC.
- BCZ 39-79(e) : THERE ARE AREAS OF DEAD/MISSING GROUND COVER ON THIS PROPERTY.

The following violation was now complied:

- 9-281(b) : THERE ARE DERELICT, INOPERABLE VEHICLES ON THIS PROPERTY: WHITE DODGE VAN WITH NO LICENSE PLATE ON IT, PARKED IN THE DRIVEWAY

Officer Viscusi presented photos of the property, the notice of violation and property history, and noted that there were permits for work to be done on the property. He felt the some of the violations persisted because of the work scheduled to be done, and when work was complete, the violations would be complied. He had spoken with the owner and said he would recommend ordering compliance with all open violations within 12 weeks or a fine of \$50 per day, per violation. He advised the owner to contact him if it appeared the work would not be completed on time.

Mr. Jesus Martinez, representative of the owner, said he was doing the work on the house. He agreed with Officer Viscusi's recommendation.

Judge Hull found in favor of the City and ordered compliance within all open violations within 12 weeks or a fine of \$50 per day, per violation.

Case: CE06111168

Maurice Walker

2308 Northwest 26th Street

Ms. Bazer announced that service was via posting on the property on 2/9/07 and at City Hall on 2/15/07.

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

- 9-280(g) : THERE IS EXPOSED ELECTRICAL WIRING ON THE PROPERTY.
- 9-306 : THE BUILDING ON THE PROPERTY HAS CHIPPED, MISSING AND/OR STAINED PAINT.
- 9-278(g) : THE FRONT DOOR ON THE PROPERTY IS NOT FITTED WITH ADEQUATE SCREENING.
- BCZ 39-296. : THERE ARE PILES OF DIRT BEING STORED ON THE REAR OF PROPERTY, WHICH IS A PROHIBITED USE OF ZONING.

The following violation was now complied:

- 6-34: THERE ARE MORE THAN FOUR (4) ADULT DOGS ON THE PROPERTY, WHICH CONSTITUTES A KENNEL.

Officer Torres presented photos of the property and recommended ordering compliance with 9-280(g), 9-306, 9-278(g) and BCZ 39-296 within 2 weeks or a fine of \$50 per day, per violation.

Mr. Maurice Walker, owner, explained that the dirt would be used to level the yard. He said his contractor was having trouble finding a tractor to spread the dirt. Mr. Walker said he intended to build on the property eventually. He said all of the electrical wires had been repaired and the building would be painted within 15 days.

Judge Hull found in favor of the City and ordered compliance with 9-280(g), 9-306, 9-278(g) and BCZ 39-296 by 4/5/07 or a fine of \$50 per day, per violation.

Case: CE06102134

Dania Economic Development Co.
1760 Northwest 25th Avenue

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/8/07, and certified mail sent to the registered agent was accepted [no date].

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

- 9-280(h)(1) : THE CHAIN-LINK FENCE IS IN DISREPAIR.
- 9-304(b) : THE GRAVEL DRIVEWAY IS IN DISREPAIR, IN THAT IT IS NOT MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

Officer Sotolongo presented photos of the property and the inspection report and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Mr. Jeremiah Carter, the corporate director, explained that the corporation was a Community Housing Development Organization [CHoDO]. He said they had undertaken this project in the Housing Recovery Program with the funding coming from the City. Mr. Carter thought repairs would take approximately four months.

Judge Hull found in favor of the City and ordered compliance by 7/5/07 or a fine of \$25 per day, per violation.

Case: CE07012047

Otis & Juanita Sanders
2215 Northwest 21st Avenue

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

Mr. Leonard Champagne, Code Enforcement Officer, testified to the following violation:

- BCZ 39-275(7)(a): THERE IS A COMMERCIAL TRUCK STORED/PARKED ON THIS PROPERTY. THIS IS A REPEAT VIOLATION OF AN ORDER ON CASE #06051343. PROPERTY WAS IN AND OUT OF COMPLIANCE BEFORE MAY 2007 COMPLIANCE DATE.

Officer Champagne presented photos of the property and said he had spoken with the owner and agreed to recommend ordering compliance within 14 days or a fine of \$100 per day.

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

Case: CE06120941

Lonnie & Blanca Bryant
1722 Southwest 20th Street

Ms. Bazer announced that certified mail addressed to the owner was accepted on 2/7/07.

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

- 9-281(b) : THERE IS AN UNLICENSED AND INOPERABLE BROWN MERCEDES PARKED AT PROPERTY.

Officer Kaplan presented photos of the property and recommended ordering compliance 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 within 10 days or a fine of \$100 per day, with the right to tow the brown Mercedes.

Case: CE06102269

Alphonso & Catherine Chambers
3030 Northwest 17th Court

Ms. Bazer announced that service was via posting on the property on 2/9/07 and at City Hall on 2/15/07.

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

- 9-304(b): THE GRAVEL DRIVE IS NOT WEED-FREE ON THE PROPERTY.

The following violations were now complied:

- 47-19.9 : THERE ARE MISCELLANEOUS ITEMS STORED OUTSIDE ON THE PROPERTY.
- 9-280(h)(1): THE WOODEN FENCE ON THE PROPERTY IS IN DISREPAIR.

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

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

Case: CE06092046

Metropolitan Property Investments LLC
551 Northeast 1st Avenue

Ms. Bazer announced that service was via posting on the property on 1/26/07 and at City Hall on 2/15/07.

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

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

Officer Snow presented photos of the property and a copy of the property history, 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 CE06050368

Hearing to Impose Fine

M, Jr. & Ludeather Carter
1606 Northwest 6th Street

Ms. Bazer announced that this case was first heard 9/21/06 to comply by 12/20/06: 1 section at \$100 per day. The City was requesting imposition of an \$800 fine.

Mr. William Snow, Community Inspections Officer, withdrew the following violations: 47-20.13 D., 47-20.13.A., 47-20.20.A., and 47-20.5.B.1., and the following violations were complied with no fine: 47-20.20 D., 47-20.20 F., and 47-22.6.F..

Mr. Jeremiah Carter, owner's representative, said they thought they had complied with all of violations, but the inspector had informed them there was some debris that still required removal. He asked Judge Hull to abate the fine. Officer Snow did not object to a reduction of the fine.

Judge Hull imposed no fine.

Case: CE07011155

Hendricks Isles Development LLC
201 Hendricks Isle

Ms. Bazer announced that the inspector had a stipulated agreement with the owner to comply within 14 days or a fine of \$25 per day.

Violation:

- 47-19.4 B.1. : DUMPSTER AND TRASH BINS ARE STORED CONSTANTLY ON THE SWALE.

Judge Hull found in favor of the City, approved the stipulated agreement, and ordered compliance within 14 days or a fine of \$25 per day.

Case: CE06111075

Desi & Alissa Givens
6340 Northwest 32nd Avenue

Ms. Bazer announced that service was via posting on the property on 2/9/07 and at City Hall on 2/15/07.

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

- 9-306 : THERE ARE WATER STAINS PRESENT ON THE EXTERIOR WALLS OF THIS HOME.

The following violations were now complied:

- 18-27(a) : THERE IS TRASH, RUBBISH AND DEBRIS LITTERING THIS PROPERTY. THERE IS GRASS/LAWN OVERGROWTH PRESENT ON THIS PROPERTY.
- 9-281(b) : THERE ARE DERELICT, INOPERABLE VEHICLES ON THIS PROPERTY, SPECIFICALLY RED FOUR (4) DOOR CADILLAC WITH NO LICENSE PLATE ON IT.

Inspector Viscusi presented photos of the property and recommended ordering compliance 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 9-306 within 4 weeks or a fine of \$25 per day.

Case: CE06091223

Gregory & Annerly Wheble
2625 Grace Drive

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

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

- 9-306 : BUILDING EXTERIOR IS MISSING PAINT.
- 9-308(a) : BLUE TARP ON ROOF AND MISSING ROOF TILES.

Officer Lovingshimer presented photos of the property and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

Case: CE06101563

Rohan Kelley
3365 Galt Ocean Drive

Ms. Bazer announced that service was via posting on the property on 2/9/07 and at City Hall on 2/15/07.

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

- 9-308(a) : THERE IS NO ROOF ON THE STRUCTURE.
- 9-329(b) : STRUCTURE HAS BEEN BOARDED WITHOUT BOARD-UP CERTIFICATE.

Officer Lovingshimer presented photos of the property and correspondence from the owner to Officer Sotolongo dated November 27, 2006 and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

Case: CE06102119

Judy Carlson, Anita McMillan et al
2520 Northwest 17th Street

Ms. Bazer announced that service was via posting on the property on 2/12/07 and at City Hall on 2/15/07.

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

- 9-281(b) : THERE IS AN UNLICENSED, INOPERABLE VEHICLE, FORD TEMPO, WITH AN EXPIRED TAG PARKED ON THE PROPERTY.
- 9-304(b) : THERE ARE VEHICLES PARKING ON THE LAWN.
- 9-306 : THE EXTERIOR STRUCTURE IS NOT BEING MAINTAINED IN THAT THERE ARE AREAS OF STAINED AND PEELING PAINT.

Officer Sotolongo recommended ordering compliance with 9-304(b) and 9-306 within 14 days or a fine of \$25 per day, per violation, 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) and 9-306 within 14 days or a fine of \$25 per day, per violation, and with 9-281(b) within 10 days or a fine of \$100 per day, with the right to tow the Ford Tempo.

Case: CE06102124

Anne Naves

1730 Northwest 25th Avenue

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/6/07.

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

- 9-304(b) : THE DRIVEWAY IS NOT WELL-GRADED OR DUST FREE.

The following violation was now complied:

- 9-306 : THERE ARE AREAS OF MISSING PAINT ON THE EXTERIOR AND THE FASCIA BOARD.

Officer Sotolongo recommended ordering compliance with 9-304(b) within 28 days or a fine of \$25 per day.

Judge Hull found in favor of the City and ordered compliance with 9-304(b) within 28 days or a fine of \$25 per day.

Case: CE06102545

Gussie Lewis Estate
1750 Northwest 27th Avenue

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/12/07.

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

- 9-306 : THE EXTERIOR STRUCTURE HAS AREAS OF STAINED, MISSING PAINT.

Officer Sotolongo recommended ordering compliance within 28 days or a fine of \$25 per day.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day.

Case: CE07010286

Leola Mayo
1213 Northwest 10th Place

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/8/07.

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

- 47-21.8 : THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- 9-280(b) : THERE ARE INOPERABLE WINDOWS AND BROKEN WINDOW PANES ON THE BUILDING.
- 9-306 : THE PAINT ON THE BUILDING IS FADED AND DIRTY.

Officer Pingitore said the owner was in the process of evicting the current tenant, and Officer Pingitore recommended ordering compliance within 28 days or a fine of \$25 per

day, per violation. She presented photos of the property and the notice of violation to Judge Hull.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

Case: CE06121043

SZ Petroleum Companies LLC
1215 Southeast 17th Street

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/7/07.

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

- 9-306: THE CANOPY ON THIS BUILDING IS DAMAGED AND IN DISREPAIR.

Officer Eaton presented photos of the property and recommended ordering compliance within 28 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Case: CE06121665

Alfred Holdings Inc.
1200 South Federal Highway

Ms. Bazer announced that certified mail sent to the owner and registered agent were accepted on 2/9/07.

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

- 47-22.6 F. : THE SIGN ON THIS PROPERTY IS DAMAGED AND IN DISREPAIR.

Officer Eaton presented photos of the property and recommended ordering compliance within 21 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day.

Case: CE07010661

John Field, Jr.
323 Southwest 16th Street

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

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

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

- 9-304(b) : THERE ARE VEHICLES PARKED ON THE LAWN/GRASS AREA. GRAVEL DRIVE IS NOT WELL-GRADED AND DUST-FREE.

The following violation was now complied:

- 9-281(b) : THERE IS AN INOPERABLE SILVER LINCOLN ON THE PROPERTY.

Officer Eaton recommended ordering compliance with 18-27(a) and 8-304(b) within 14 days or a fine of \$25 per day, per violation.

Judge Hull found in favor of the City and ordered compliance with 18-27(a) and 9-304(b) within 14 days or a fine of \$25 per day, per violation.

Case: CE07011082

M K & M Development LLC
1615 Southwest 4th Avenue

Ms. Bazer announced that certified mail sent to the owner and registered agent were accepted on 2/9/07.

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

- 9-304(b) : THERE ARE SEVERAL VEHICLES PARKED ON THE GRASS/LAWN AREA.

Officer Eaton presented photos of the property 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: CE07010648

Yajaira Perez
1209 Northwest 5th Avenue

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/7/07.

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

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

The following violation was now complied:

- 9-281(b) : THERE IS A WHITE UNLICENSED, INOPERABLE CHRYSLER LABARON ON THE PROPERTY.

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

Judge Hull found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$50 per day.

Case: CE07010981

Lorna White
1032 Northeast 3rd Avenue

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

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

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

Officer Westbrook presented photos of the property and the inspection report and recommend ordering compliance within 14 days or a fine of \$100 per day.

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

Case: CE06120910

Tyler Tuchow
1604 Northwest 6th Avenue

Ms. Bazer announced that service was via posting on the property on 2/8/07 and at City Hall on 2/15/07.

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

- 18-27(a) : THERE IS A TREE STUMP, DEBRIS, TRASH AND OVERGROWTH ON THE PROPERTY. DUE TO THE RECURRING NATURE OF THIS VIOLATION THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE OR NOT.
(CE06050286, CE06070392)

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

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

Case: CE06091423

Circle K Stores Inc
1300 Northeast 4th Avenue

Ms. Bazer announced that certified mail sent to the owner and registered agent were accepted on 2/8/07.

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

- 9-280(b) : THE FASCIA ON THE CANOPY AND STRUCTURE IS IN DISREPAIR.
- 9-306 : THE PAINT ON THE STRUCTURE IS DIRTY.

Officer Westbrook presented photos of the property and the inspection report and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

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

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

Case CE07010349

Request For Extension

Oakland Hospitality Inc.
2949 North Federal Highway

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

Mr. Vijay Patel, representative of the owner, requested a 60-day extension, stating the landscape plans had been submitted to the City this week.

Mr. Karl Lauridsen, Code Enforcement Officer, had no objection to a 60-day extension.

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

Case CE07010353

Request For Extension

Oakland Hospitality Inc
2951 North Federal Highway

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

Case CE06081624

Request For Extension

Parkson Property LLC
5601 Northeast 14th AVE

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

Mr. Richard Inglis, attorney, explained that the tenant had been evicted and left the equipment behind. The property owner had sold the equipment, but the buyer was experiencing problems removing the equipment from the site. They estimated it would take another week to remove the equipment.

Judge Hull granted an extension to 3/15/07 and ordered the owner to reappear at the 4/5/07 hearing.

Case CE06102770

Request For Extension

Ella & Mark Augenstein
1724 Northwest 18th Street

Ms. Bazer announced that this case was originally heard on 2/1/07 with compliance ordered by 2/15/07: 2 sections at \$100 per day. The City was requesting imposition of a \$2,600 fine and it's continued accrual until the property was complied.

Mr. Mark Augenstein, owner, presented copies of invoices for work done at the house since he purchased it 17 months ago totaling over \$17,000. He thought the property was complied, but had received notice of this hearing, stating that fines were running. He had tried to call Officer Pingitore several times, and had spoken with Ms. Manning regarding an extension. Mr. Augenstein said the current tenant was leaving by April 30, but any improvements he made before then the tenant would destroy. He asked Judge Hull to abate the fine.

Ms. Cheryl Pingitore, Code Enforcement Officer, stated Mr. Augenstein resided in California. After citing the owner in October, she had received over 20 faxes from Mr. Augenstein. She explained to him that she had received many neighborhood complaints on the property, and had detailed what was required for compliance. Officer Pingitore had visited the property, and found the tenant "extremely rude, extremely hostile," and said she would not return without a police escort. Officer Pingitore said she could not detect that the repairs Mr. Augenstein claimed had been made. Mr. Augenstein said he did not disagree with Officer Pingitore; and admitted he was also intimidated by the tenant.

Officer Pingitore presented photos of the property to Judge Hull, and said she felt an extension now was "unreasonable." She wondered why Mr. Augenstein had never begun eviction proceedings. Mr. Augenstein said he had faxed Officer Pingitore a letter in December stating his belief that the property was complied, and asked her to let him know if the violations still existed. He had never heard from Officer Pingitore, and had recently received the notice of this hearing. Mr. Augenstein noted that all of the violations were things specified in the lease for which the tenant was responsible. Officer Pingitore noted that only sections 47-21.8 and 9-306, regarding the ground cover and paint, were still in violation.

Judge Hull granted a 14-day extension and ordered the owner or his property manager to appear at the 4/5/07 hearing.

Case CE06110251

Request For Extension

Constantin Foca
3040 Northeast 40th Court

Ms. Bazer announced the owner was requesting an extension.

Mr. Constantine Foca, owner, requested a 7-day extension to complete the landscaping.

Judge Hull granted a 14-day extension and ordered the owner to appear at the 4/5/07 hearing.

Case CE06031736

Hearing to Impose Fine

Mavis Hill
848 Northwest 2nd Avenue

Ms. Bazer announced that this case was first heard 9/7/06 to comply by 9/17/06: 1 section at \$25 per day. The property was complied 2/13/07 and the City was requesting imposition of a \$296 fine [reduced from \$3,700].

Ms. Mavis Hill, owner, explained the delays in complying, and asked Judge Hull to abate the fine.

Michael Rogers, Ms. Hill's son, confirmed that the delay was caused by arguing with the insurance company, and finding the money to pay for both the sewer conversion and the repairs. Judge Hull explained that the City was recommending a fine of \$2 per day instead of \$25 per day.

Judge Hull signed the order to impose the \$296 fine.

Case CE06030525

Request For Extension

Florida Conference Association
Of Seventh Day Adventists
2210 Northwest 22nd Street

Ms. Bazer announced the owner was requesting an extension.

Mr. Daniel Williams, the pastor's representative, said they now had a contract to sell the property with an April 30 closing date. He requested a 16-week extension to resolve issues with the County.

Officer Torres said she did not object to the extension, but noted that the violations would not disappear, because the new owners would buy the equipment that was on the property. Mr. Williams reminded Judge Hull that the decorative blocks were custom made for the property and were included with the sale. Removing the materials was cost prohibitive, and the new owners wanted the materials.

Ms. Cynthia Duncanson, from the Adventists' Orlando office, confirmed that the new owners wanted the materials for the property's restoration

Judge Hull granted an extension to 7/5/07 and ordered the pastor to reappear at that hearing.

Case CE05111134 Request For Extension
James Ackerman
843 Southwest 14th Court

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

Mr. James Ackerman, owner said he needed additional time to afford the materials to repair the roof. Officer Eaton confirmed that much of the work had already been done, and recommended a 6-week extension.

Judge Hull granted a 6-week extension.

Case CE06071516 Hearing to Impose Fine
Kathleen Walsh
1521 Northeast 5th Terrace

Ms. Bazer announced that this case was first heard 12/7/06 to comply by 1/4/07: 1 section at \$25 per day. The property was complied 1/22/07 and the City was requesting imposition of a \$425 fine.

Ms. Kathleen Walsh, owner, said she had an estimate from a fence company for \$4,000, which she could not afford right away, and she had spoken with several handymen about installing the plastic interim fencing. Several handymen had promised to do the work but had never shown up. She had finally found someone who had performed the work. Ms. Walsh asked Judge Hull to abate the fine because she needed all the money she could save to pay for the new fence.

Ms. Irma Westbrook, Community Inspections Officer, concurred with Ms. Walsh's description, and noted that she had kept Officer Westbrook aware of the situation at all times.

Judge Hull imposed no fine.

Case CE07010368 Request For Extension
Sherwood Federal Highway LLC
2975 North Federal Highway

Ms. Bazer announced the owner was requesting an extension.

Mr. Brian Donlevy, owner, said the property should be complied by the end of the day. Delays had been caused by the weather and waiting for a permit. He requested 30 days.

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

Case CE05121606 Ordered To Reappear From 11/16/06 Hearing
BIC Corp.
5101 Northwest 9th Avenue

Ms. Bazer announced that at the 11/16/06 hearing, Special Magistrate Tell had ordered the owner to appear at today's hearing.

Mr. James Grezec, tenant, explained that two family members had died over the holidays and he had been out of state and unable to obtain the permit. He had also needed to travel out of the country in February to restock his business. Mr. Grezec requested an extension.

Mr. Salvatore Viscusi, Code Enforcement Officer, did not object to the extension, but recommended 6 to 8 weeks, as additional issues might come up.

Judge Hull granted an extension to 5/3/07 and ordered the owner to reappear at that hearing.

Case CE05021857 Ordered To Reappear From 11/16/06 Hearing
Flagler Warehouse I LLC
501 Northwest 1st Avenue

Ms. Bazer announced that at the 11/16/06 hearing, Special Magistrate Tell had ordered the owner to appear at today's hearing.

Mr. Jack Seiler, representative of the owner, said they had been working with Officer Gossman, and had spent over \$30,000 to comply. He reminded Judge Hull that notices had been sent to the wrong address for over a year.

Mr. Maurice Murray, Code Enforcement Supervisor, said he had discussed the case with Officer Gossman, who informed him that the only issue remaining at the property was the parking surface. Supervisor Murray recommended continuing the case to April 5 when Officer Gossman could be present.

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

Case CE06090811 Ordered To Reappear From 2/1/07 Hearing
Scott Adams & John DeVito
1025 Northwest 3rd Avenue #1

Ms. Bazer announced that at the 2/1/07 hearing, Judge Hull had ordered the owner to appear at today's hearing.

Mr. Scott Adams, owner, stated the parking lot had been resurfaced and inspection was scheduled for the following day. Officer Westbrook said the property was complied on February 22. Mr. Adams said it was completed prior to the date Officer Westbrook inspected. Ms. Bazer confirmed compliance and fine dates for Judge Hull. Mr. Adams said it had been difficult to find a contractor, and the contractor had neglected to show up reliably.

Judge Hull signed the order to impose a \$950 fine.

Case CE06040620 Ordered To Reappear From 11/16/06 Hearing
Sandra Tweedy
525 Southwest 11th Court

Ms. Bazer announced that at the 11/16/06 hearing, Special Magistrate Tell had ordered the owner to appear at today's hearing.

Sandra Tweedy, owner, said she had a contract, and the contractor had obtained the permit. The windows should arrive March 9, and the contractor planned to start work on March 12. She requested a 4-week extension.

Judge Hull continued this to 4/5/07.

Case CE06100555 Hearing to Impose Fine
Eunice Greene
1119 Northwest 23rd Avenue

Ms. Bazer announced that this case was first heard 1/4/07 to comply by 1/18/07: 2 sections at \$25 per day each. The property was complied on 1/31/07 and 2/2/07 and the City was requesting imposition of a \$650 fine.

Ms. Marylou Barner, owner's representative, said the notices had been sent to the wrong address. As soon as she was aware of the violations, she had taken care of them. She asked Judge Hull to abate the fines.

Mr. Maurice Murray, Code Enforcement Supervisor, confirmed with Ms. Barner that the tax record address was not correct.

Ms. Tuchette Torres, Code Enforcement Officer, confirmed that as soon as Ms. Barner was aware of the violations, she had taken care of them.

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

Case CE06071288 Hearing to Impose Fine
Marquis Grant
3240 Northwest 66th Street

Ms. Bazer announced that this case was first heard 12/21/06 to comply by 12/31/06 and 2/4/07: 1 section at \$100 per day for 9 days was complied and 1 section at \$25 per day was not complied and the City was requesting imposition of a \$1,500 fine and its continued accrual until the property was complied.

Mr. Salvatore Viscusi, Code Enforcement Officer, confirmed that only the ground cover violation remained.

Mr. Marquis Grant, owner, said he had re-sodded part, but not all, of the property. He requested an extension to raise the money for this. He explained that the car was registered, but his wife had not put the registration tag on the license plate because she was afraid someone would steal it.

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

Case CE06060367

Ordered To Reappear From 11/16/06 Hearing

Premnath Ganaishlal
710 Northwest 5th Avenue

Ms. Bazer announced that at the 11/16/06 hearing, Special Magistrate Tell had ordered the owner to appear at today's hearing.

Ms. Joy Ganaishlal, owner, reported that the property was complied.

Mr. Al Lovingshimer, Code Enforcement Officer, confirmed that the property was complied. Ms. Ganaishlal said the painting was complied approximately two weeks ago; the other items were complied in November.

Ms. Bazer clarified compliance dates and fine amounts for Judge Hull, informing him that only the paint violation existed for 40 days, accruing a \$2,000 fine. Ms. Ganaishlal said she had explained at the last hearing that she waited to paint the building until the roofing work was completed. This was why the paint violation was not complied earlier.

Judge Hull signed the order to impose the \$2,000 fine.

Case CE06072121

Hearing to Impose Fine

Meredith Oliver
3120 Northwest 68th Court

Ms. Bazer announced that this case was first heard 10/19/06 to comply by 12/21/06: 1 section at \$25 per day. The property was complied 2/2/07 and the City was requesting imposition of a \$325 fine.

Ms. Meredith Oliver, owner, asked Judge Hull to waive the fines. She said she had experienced money problems paying for the fence.

Mr. Sal Viscusi, Code Enforcement Officer, confirmed that Ms. Oliver had been diligent, and he did not object to waiving the fine.

Judge Hull imposed no fine.

Case CE06102658

Hearing to Impose Fine

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

Ms. Bazer announced that this case was first heard 1/4/07 to comply by 1/18/07 and 2/1/07. The City was requesting imposition of the \$2,450 fine and its continued accrual until the property was complied.

Mr. Lee Kaplan, Code Enforcement Officer, testified that only the outside storage violation remained. He requested imposition of the fine.

Mr. Joseph Priest, owner, stated the car was moved on January 16. Ms. Bazer said Officer Quintero indicated the car was moved as of January 30, 2007, 11 days after the ordered date.

Mr. Andre Parker, owner's representative, stated Officer Quintero inspected the property on January 16, and Mr. Parker believed the car violation was complied then. He said they had no proof that the property was complied on January 16. Mr. Priest showed Judge Hull a photo of the car parked in the carport [off of the lawn].

Judge Hull agreed to impose no fine for the vehicle.

Mr. Parker said the owner agreed to move the items that were in violation.

Judge Hull granted a one-week extension and ordered the owner to reappear at the 4/5/07 hearing.

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

Case CE05101075

Ordered To Reappear From The 1/4/07 Hearing

Sunrise Sport Cars Inc
1717 Northwest 9th Lane

Ms. Bazer announced that at the 1/4/07 hearing, Judge Hull had ordered the owner to appear at today's hearing.

Mr. William Snow, Code Enforcement Officer, testified that all three properties were complied. Section 18-27(a) was complied on 9/17/06 and there were no fines; 47-19.5.E.7. was complied on 2/27/07 with a potential fine of \$2,800; 47-19.9.A.2.a. , 47-19.9.A.2.c., 47-19.9.A.2.d., and 47-34.1.A.1. were all complied on 12/28/06 with a potential fine of \$2,100 each. Officer Snow noted that the deadline for compliance had been 12/6/06; the owner had called for an extension on 12/5/06, but his cases could not be put on the December agenda. The request for an extension was heard on 1/4/07 and Mr. Stringham was granted an extension to today.

Mr. Scott Stringham, owner, said because he had called to request additional time, as he had been advised to do, no fines should be imposed.

Judge Hull imposed no fine.

Case CE05101149 Ordered To Reappear From The 1/4/07 Hearing
Sunrise Sport Cars Inc
1721 Northwest 9th Lane

Judge Hull imposed no fine.

Case CE05101152 Ordered To Reappear From The 1/4/07 Hearing
Sunrise Sport Cars Inc
1723 Northwest 9th Lane

Judge Hull imposed no fine.

Case CE05101156 Ordered To Reappear From The 1/4/07 Hearing
Sunrise Sport Cars Inc
1800 West Sunrise Boulevard

Ms. Bazer announced that at the 1/4/07 hearing, Judge Hull had ordered the owner to appear at today's hearing.

Mr. William Snow, Code Enforcement Officer, testified that 47-19.9 and 47-34.1.A.1., both regarding the property's use as an auto salvage junkyard, were still in violation. Officer Snow presented a copy of the zone table he had consulted for the citation, and an aerial photo of the property. Officer Snow said the owner could not obtain a license to use the property as a junkyard, and wanted to present evidence that the property had always been used as such [predating the 1997 ULDR].

Mr. Scott Stringham, owner, confirmed there was a licensing issue, but noted that these were not licensing citations. He explained that the property was the old "Sunny's Towing Yard" on Sunrise Boulevard, for which wrecker service permits had been pulled in 1976. The property had been used this way continuously since then. Mr. Stringham had taken over the property when Sonny's left in 1991, and pulled a permit to concrete

the property. Mr. Stringham produced copies of those permits and stated the City would not issue permits "if it's not within the usage of what you're doing" in that particular zone. Mr. Stringham said when the ULDR was changed, it no longer allowed wrecker yards in B-3 zones. Mr. Stringham informed Judge Hull that the property had always been in the City of Fort Lauderdale. Mr. Stringham said he currently had a license for an auto storage yard on the property next door, which he thought covered both properties. His attorney was working on obtain a separate license for this property.

Mr. Maurice Murray, Code Enforcement Supervisor, said the case would require additional research, and he would not oppose a 91-day extension. Judge Hull felt the use would be grand fathered.

The Assistant City Attorney recommended the case be continued for 91 days while Code Enforcement obtained an opinion from the zoning administrator regarding the grand fathered use of the property. The City would notify the property owner of the outcome.

Judge Hull granted an extension to 6/7/07 and ordered the owner to reappear at that hearing.

Case CE05100636

Sunrise Sport Cars Inc
1744 West Sunrise Boulevard

Officer Snow explained that this property was adjacent to the others, and was complied prior to the date the extension was granted, so there was no fine.

Judge Hull imposed no fine.

Case CE06100333

Ordered To Reappear From 1/4/07 Hearing

Nancy Lafferty
125 West Sunrise Boulevard

Ms. Bazer announced that the owner had been ordered to appear today at the 1/4/07 hearing.

Mr. Lance Lott, owner's son, requested a 30-day extension to have the work done. He explained that his father had passed away approximately 6 months ago, and Mr. Lott had recently determined what must be done at the property. He had been unaware of the problems and the notices until January.

Ms. Toni Black, owner's representative, said she had phoned Officer Lauridsen in February when she became aware of the violation. She informed Judge Hull that they had renewed the paving permit the previous day so the work could be done.

Mr. Karl Lauridsen, Code Enforcement Officer, had no objection to the extension.

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

Case CE05111244

Tess Gavin
3110 Northwest 63rd Street

Ms. Bazer announced that the property was complied.

Ms. Tess Gavin, owner, stated she had finally had the gate repaired. She noted that the spot where the gate was located made it highly susceptible to not only car mishaps, but also vandalism.

Mr. Salvatore Viscusi, Code Enforcement Officer, recommended that any fines be waived. He noted that Ms. Gavin had phoned to get the extension.

Judge Hull imposed no fine.

Case CE05122002

Hearing to Impose Fine

First Ebenezer Missionary Christian Church
619 Northwest 3rd Avenue

Ms. Bazer announced that this case was first heard 4/20/06 to comply by 5/4/06: 1 section at \$25 per day. The property was complied on 1/23/07 and the City was requesting imposition of a \$4,300 fine.

Mr. Sylverus Francois, owner, said he had put up the fence in August, but had not "reported" it, and thought this was why he was here. Judge Hull confirmed citation and appearance dates and fines with Ms. Bazer.

Mr. Luis Albello, Code Enforcement Officer, said Mr. Francois claimed the fence was repaired in 2005. Officer Albello had asked him to bring proof of this. Officer Albello recommended the full fine amount.

Judge Hull signed the order to impose the fine.

Case CE06102341

Request For Extension

R. M. Campbell
1817 Northwest 25th Terrace

Ms. Bazer announced the owner was requesting an extension.

Mr. R.M. Campbell, owner, said he had applied for a permit for the driveway, and the contractor had informed him it was taking 5 to 6 weeks to pull a permit. Mr. Campbell requested an additional 60 days to comply.

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

Case CE05110816

Hearing to Impose Fine

Corbel Cooper
925 Northwest 2nd Avenue

Ms. Bazer announced that the property was not complied and the City was requesting imposition of a \$2,950 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the fine.

Case CE06061697

Hearing to Impose Fine

Ruben Alvarado
1409 Northwest 8th Avenue

Ms. Bazer announced that the property was complied on 2/16/07 and the City was requesting imposition of a \$700 fine.

Judge Hull signed the order to impose the fine.

Case CE06061774

Hearing to Impose Fine

Howard Matari
1524 Northwest 8th Avenue

Ms. Bazer announced that the property was not complied and the City was requesting imposition of a \$1,350 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the fine.

Case CE06080675

Hearing to Impose Fine

Peter & Camille Marciante
1908 Southwest 28th Street

Ms. Bazer announced that the property was not complied and the City was requesting imposition of a \$1,900 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the fine.

Case CE06081770

Hearing to Impose Fine

Claudia Holland
1208 Northwest 23rd Terrace

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 fine.

Case CE06082407

Hearing to Impose Fine

Agnes Rivers
2701 Northwest 21st Street

Ms. Bazer announced that the property was not complied and the City was requesting imposition of a \$675 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the fine.

Case CE06090571

Hearing to Impose Fine

Maurice & Sonia Martin Walker
631 Carolina Avenue

Ms. Bazer announced that the property was not complied and the City was requesting imposition of a \$3,400 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the fine.

Case CE06091469

Hearing to Impose Fine

Stanley Walker
426 Southwest 4th Avenue

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 fine.

Case CE06091707

Hearing to Impose Fine

Larry Lawrence
1700 Southeast 4th Avenue

Ms. Bazer announced that the property was not complied and the City was requesting imposition of the \$4,100 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the fine.

Case CE06100045

Hearing to Impose Fine

Oleg Matiash
1305 Northwest 7th Terrace

Ms. Bazer announced that the property was not complied and the City was requesting imposition of the \$1,350 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the fine.

Case CE06101110

Hearing to Impose Fine

John Dokimos
823 Northeast 14th Court

Ms. Bazer announced that the property was not complied and the City was requesting imposition of a \$4,100 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the fine.

Case CE06101367

Request to Vacate Order Of 2/1/07

Thelma Folson, Velma Folson & Tracy Folson
2809 Southwest 4th Court

Ms. Bazer announced the City was requesting vacation of the order dated 2/1/07.

Judge Hull vacated the order.

Case CE06101847

Hearing to Impose Fine

Geronimo & Padelis Inc.
826 Southeast 12th 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 fine.

Case CE06102081

Hearing to Impose Fine

Yvon Noel
1760 Northwest 24th Terrace

Ms. Bazer announced that the property was not complied and the City was requesting imposition of a \$2,025 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the fine.

Case CE06102083

Hearing to Impose Fine

Willie & Donna Morris
1751 Northwest 24th Terrace

Ms. Bazer announced that the property was complied on 2/24/07 and the City was requesting imposition of a \$575 fine.

Judge Hull signed the order to impose the fine.

Case CE06102497

Hearing to Impose Fine

Sailboat Ventures LLC
212 Southwest 9th 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 fine.

Case CE06102499

Hearing to Impose Fine

Sailboat Ventures LLC
200 Southwest 9th 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 fine.

Case CE06110009

Hearing to Impose Fine

Zargaran Properties Inc.
214 South Federal Highway

Ms. Bazer announced that the property was not complied and the City was requesting imposition of the \$1,350 fine and its continued accrual until the property was complied.

Judge Hull signed the order to impose the fine.

Case CE05101444

Ordered To Reappear From 2/1/07 Hearing

Joseph Maiuro
1025 Northeast 17th Avenue

Ms. Bazer announced that at the 2/1/07 hearing, Judge Hull had ordered the owner to appear today, but the owner had not. The City was requesting imposition of a \$18,500 fine.

Judge Hull signed the order to impose the fine.

Case CE06060951

Ordered To Reappear From 1/18/07 Hearing

Village At Harbor Beach
Development LLC
2424 Southeast 17th Street

Ms. Bazer announced that at the 1/18/07 hearing, Judge Hull had ordered the owner to appear at this hearing, but the owner had not. The property was not complied, and City was requesting imposition of an \$8,200 fine, and its continued accrual until the property was complied.

Judge Hull signed the order to impose an \$8,200 fine.

Case CE06062128 Ordered To Reappear From 2/1/07 Hearing
Abolghassem & Suzanne Eskamani
3157 Northwest 6th Court

Ms. Bazer announced that at the 2/1/07 hearing, Judge Hull had ordered the owner to appear at this hearing, but the owner had not. The property was complied, and the City was requesting imposition of a \$3,100 fine.

Judge Hull signed the order to impose the fine.

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:

CE06120550	CE07012049	CE07010999	CE07011001
CE06111145	CE06020831	CE06120021	CE06102299
CE06110937	CE06041644	CE06092031	CE06110024
CE06120026	CE07010172	CE07010305	CE06120462
CE06121636	CE07011272	CE06111714	CE06111773
CE06120061	CE06120080	CE06121509	CE06091998
CE06110297	CE06110942	CE06120847	CE06120842
CE06121681	CE07010614	CE06111755	CE07010140
CE06102133	CE06102511	CE06102515	CE06120665
CE06121521	CE07010645	CE07010666	CE06111884
CE06120850	CE06121452	CE06121698	CE07010322
CE07010430	CE07010918	CE07010115	CE07010654
CE07010982	CE07011153	CE07011167	CE06020508
CE06101409	CE06120967	CE06102358	CE05100636

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:

CE06121097	CE06111462	CE06110835	CE06120076
CE07010582	CE06110579	CE06081765	CE07010139
CE06102145	CE07010427	CE07010660	CE07010975

CE06121520

CE07010658

CE07011393

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:

CE06102380

CE06101708

Cases Rescheduled

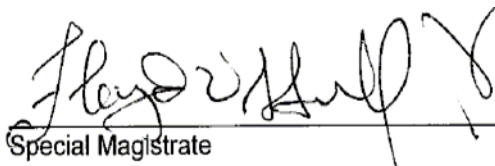
Ms. Bazer announced that the below listed cases were rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE07012035

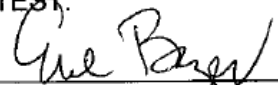
CE07012036

CE05101142

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


Special Magistrate

ATTEST:


Clerk, Special Magistrate