

**SPECIAL MAGISTRATE HEARING**  
**City Commission Meeting Room**  
**Special Magistrate Meah Tell Presiding**  
**April 19, 2007**  
**9:00 A.M. – 1:35 P.M.**

Staff Present:

Assistant City Attorney  
Eve Bazer, Clerk of Special Magistrate  
Farida Mohammed, Administrative Aide  
Sue Manning, Secretary, Special Magistrate  
Mary Allman, Secretary Special Magistrate  
Diana Cahill, Clerk III  
Maurice Murray, Community Inspections Supervisor  
Leonard Ackley, Code Enforcement Officer  
Len Champagne, Code Enforcement Officer  
Thomas Clements, Fire Inspector  
Andre Cross, Code Enforcement Officer  
Aretha Davis, Code Enforcement Officer  
Dick Eaton, Code Enforcement Officer  
Adam Feldman, Code Enforcement Officer  
Ingrid Gottlieb, Code Enforcement Officer  
Lee Kaplan, Code Enforcement Officer  
Al Lovingshimer, Code Enforcement Officer  
Cheryl Pingitore, Code Enforcement Officer  
Wilson Quiñtero, Code Enforcement Officer  
William Snow, Code Enforcement Officer  
Mario Sotolongo, Code Enforcement Officer  
Tuchette Torres, Code Enforcement Officer  
Irma Westbrook, Code Enforcement Officer

Also Present:

CE07020858: Randy Herscovici, owner; Bruce Tyoker, consultant; Jeffrey Balentine, complainant  
CE07022184: Joseph Quinland, owner  
CE07020252: Thomas Ward, owner  
CE07022177: Victor Rones, attorney  
CE06090033: Carlton Dixon, owner  
CE07010661: Davis Eimers, tenant  
CE06080035: Hope Calhoun, attorney  
CE05111321: Oscar Grisales, attorney  
CE06011387: David Holley, owner  
CE07021566: Wilma Olistin, owner  
CE06110223: Valerie Powell, owner  
CE06092020: Cory Eichorn, attorney

CE07020369: Miguel Milian, owner; James Benjamin, attorney  
CE06062103: Randy Wool, owner  
CE07010285: Jean Milfort, property manager  
CE06071074: Ivery Williams, owner  
CE06110663: Chris Kapakos, owner  
CE07022209: Yvenert Camille, owner; Encilia Duprenard, owner's spouse  
CE06050642: Edzer Ledain, owner  
CE06102029: Wayne Difton, owner  
CE06110492; CE06110489: William Isenberg, owner; Purvin Pujara, owner  
CE06102063: Alma Moffett, owner  
CE06120941: Lonnie Bryant, owner; Blanca Bryant, owner  
CE06102147: Donald Campbell, owner's son-in-law; Derek Carter, owner's son  
CE07021928: Ruth Haydon, property manager  
CE05111270: Abelardo Perez, owner  
CE06121496: Warren Hess, owner  
CE07011863: Kevin Durkin, owner  
CE06101634: Dorothy Mitchell, owner  
CE07010718: Mark Lechter, tenant; Scott Balson, tenant  
CE06120698: William Harris, owner  
CE07030256: John Wile, owner  
CE06041086: Theresa Williams, owner  
CE07011591: William Doherty, owner  
CE06110369: Kishor Karia, owner; Jaykumar Patel, engineer  
CE06080300: Alla Gerenshteyn, owner; Dmitry Tener, owner  
CE06110002: Nils Olsen, owner  
CE06080315; CE06080316; CE06080317; CE06080318: Mary Grace, owner  
CE06020782: Anjanie Rambarrat, owner  
CE07020272: Robert Harrison, property manager  
CE06030791: Frederick Walters, owner  
CE07020311: Fausto Villalon, property manager

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. Ms. Tell introduced herself and reminded all respondents to call the Code Department if they needed additional time to comply.

**Case: CE07020369**

DI-MI Investments Corp.  
1135 South Federal Highway

Ms. Mohammed announced that certified mail addressed to the owner and registered agent were accepted on 3/31/07.

The Assistant City Attorney requested a 30-day continuance.

Mr. James Benjamin, attorney, explained that he was representing both the property owner and the tenant in this matter, and agreed to appear on May 17, 2007.

Ms. Tell continued the case to May 17, 2007.

**Case: CE06102063**

Alma Moffett  
1720 Northwest 28th Avenue

Ms. Mohammed announced that certified mail addressed to the owner was accepted on 4/3/07.

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

- 9-308(a) : THE ROOF ON THE HOUSE IS COVERED WITH A BLUE TARP AND MATERIALS HOLDING DOWN TARP.

Officer Champagne explained that Ms. Moffett already had a contract for roof repair; he presented a copy of the contract to Ms. Tell and recommended ordering compliance within 90 days or a fine of \$25 per day.

Ms. Alma Moffett, owner, agreed to comply by Officer Champagne's deadline. Ms. Tell reminded her to file in writing for an extension if it appeared she could not comply in time.

Ms. Tell found in favor of the City and ordered compliance within 91 day, by 7/19/07, or a fine of \$25 per day.

**Case: CE07030256**

Bima II LLC  
3003 Northeast 32nd Avenue

Ms. Mohammed announced that certified mail addressed to the owner and registered agent were accepted on 3/24/07.

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

- 24-28(a) : DUMPSTER LIDS ARE OPEN.
- 24-29(a) : INADEQUATE DUMPSTER SERVICE, GARBAGE REMAINS AROUND DUMPSTER AFTER PICK-UP.
- 47-19.4 D.7. : INADEQUATE DRAINAGE OF DUMPSTER PAD CONTENT.
- 47-19.4.D.4 : NO GATE ON DUMPSTER ENCLOSURE.
- 47-19.4.D.6. : EXISTING PAD AND SERVICE DRIVE IS INADEQUATE FOR SERVICE VEHICLES.

Officer Lovingshimer presented photos of the property and his report to Ms. Tell.

Mr. John Wile, owner, Said he had spoken with the tenant, who Mr. Wile had expected would appear today. He said they were in the process of cleaning up the property and requested a week to do so.

Ms. Tell found in favor of the City and ordered compliance within 14 days, by May 3, 2007, or a fine of \$100 per day, per violation.

**Case: CE06080300**

Hearing to Impose Fine

Alla Gerenshteyn  
3770 Southwest 19th Street

Ms. Mohammed announced that this case was first heard 1/18/07 to comply by 2/15/07: 1 section at \$100 per day and 1 section at \$50 per day. An extension had been granted from 3/15/07 to 4/19/07. The property was complied and the City was requesting imposition of a \$1,350 fine [reduced from \$4,050].

Ms. Alla Gerenshteyn, owner, asked Ms. Tell to reduce the fine. She explained that the tenant had not informed her of the letters. The tenants had been evicted and the property was now complied.

Mr. Wilson Quintero, Code Enforcement Officer, confirmed that Ms. Gerenshteyn had worked very closely with him to resolve the violations and he did not object to a further reduction of the fine.

Ms. Tell imposed a \$500 fine.

**Case: CE07021928**

Miami Road Partners LLC  
2020 South Miami Road

Ms. Mohammed announced that certified mail sent to the owner was accepted on 4/2/07 and certified mail sent to the registered agent was accepted on 3/23/07.

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

- 47-19.4.D.4 : THE DUMPSTER ENCLOSURE GATE IS CONTINUOUSLY OPEN AT THIS PROPERTY.

The following violations were now complied:

- 24-27(f) : THE DUMPSTER LIDS ARE CONTINUOUSLY OPEN.
- 47-19.9 : THERE IS OUTDOOR STORAGE ON THE PROPERTY INCLUDING AN OVERSTUFFED CHAIR.

Officer Eaton presented photos of the property, the case history and inspection report and recommended ordering compliance with 47-19.4.D.4 within 14 days or a fine of \$50 per day.

Ms. Ruth Haydon, property manager, said they tried to keep the doors closed, but they sometimes blew open. Officer Eaton said on numerous occasions, he had passed by the property and the doors were always open.

Ms. Tell found in favor of the City, and ordered compliance with 47-19.4.D.4 within 14 days, by 5/3/07, or a fine of \$50 per day.

**Case: CE07010718**

3157 Inc.  
2599 North Federal Highway

Ms. Mohammed announced that certified mail addressed to the owner and registered agent were accepted on 3/30/07.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violations:

- 47-22.3 X.: WINDOW SIGNS EXCEED 20% OF WINDOW SPACE.
- 47-22.9 : SIGNS PLACED ON WINDOWS AND CANVAS WITHOUT A

Officer Davis presented the inspection reports and photos of the property to Ms. Tell and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation. Officer Davis explained that Supervisor Murray and the Zoning Department had explained to the tenants what must be done to comply.

Mr. Mark Lechter, tenant, said they believed the signage was not a violation because the signs were the film type used on buses that were opaque from outside but transparent from inside. He noted that ink covered 65% of the film area, which amounted to less than 20% of the window area. He said they had used this type of signage to reduce sunlight and heat in the building.

Officer Davis said the zoning manager had advised the tenants that the signs must be removed prior to their submitting an application for the sign permit. Officer Davis said that the entire film area became defined as a sign once it contained advertisement.

Mr. Scott Balson, tenant, said they had been advised when they moved in that a sign could not exceed 20% of the window. Ms. Tell asked if it would be possible to remove some of the film to comply.

Mr. Maurice Murray, Community Inspections Supervisor, said he had visited the property and spoken with Don Morris, the Zoning Manager, regarding ways to resolve this. They had determined that the sign must first be removed and then they must apply for a permit. Supervisor Murray could not estimate how long the permit would take because the request must go through Zoning for approval, but he wanted the signs removed within two weeks.

Officer Davis recommended the tenants re-tint the windows with no signage to reduce the heat.

Mr. Balson said the person who installed the film had assured them that the signs would be compliant because the lettering was less than 20%. Mr. Balson showed Ms. Tell how transparent the film was. He asked to be able to carve away the film except for the actual letters. Ms. Tell reiterated that in order to get the permit, they must first remove the sign.

The Assistant City Attorney said the tenants had admitted the violation and they must sort out the permitting with Zoning. She noted that any special request, such as a variance, must come after they were denied a permit.

Ms. Tell found in favor of the City, and ordered compliance within 63 days, by 6/21/07, or a fine of \$50 per day, per violation.

**Case: CE06110369**

Sudha Investment Co  
3401 Davie Boulevard

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/27/07.

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

- 18-27(a): THERE IS GRASS/PLANT OVERGROWTH, RUBBISH, TRASH AND DEBRIS SCATTERED ON THIS PROPERTY AND SWALE.
- 9-280(b) : THERE ARE BROKEN WINDOWS, A DOOR COVERED WITH PLYWOOD AND OTHER BUILDING PARTS NOT MAINTAINED.
- 9-280(h)(1) : THERE IS A FENCE IN DISREPAIR AT THIS PROPERTY.

Officer Quintero presented photos of the property, the case history and inspection report to Ms. Tell and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Dr. Kishor Karia, owner, explained he was renovating the entire building. He noted it had taken some time to find a contractor to perform this small job.

Mr. Jaykumar Patel, engineer, felt they would only need two weeks to complete the work after pulling the permit. He remarked that they had needed a new survey to submit for the permit.

Officer Quintero said he had been working with Mr. Patel since November, and had explained to him long ago what must be done to comply.

Mr. Patel presented Ms. Tell a copy of the letter he had sent Officer Quintero months ago explaining their plan to renovate the property, and several of his own photos of the property. He said some of the trash on the property did not belong to them. Mr. Patel explained that they had made every effort to do the work.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) and 9-280(h)(1) within 28 days or a fine of \$50 per day, per violation, and with 9-280(b) within 35 days or a fine of \$50 per day.

**Case: CE07020252**

Thomas Ward

221 Southwest 15th Street

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/26/07.

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

- 18-27(a): THERE IS OVERGROWTH, TRASH AND DEBRIS ABOUT THE PROPERTY.
- 47-19.9 : THERE IS OUTDOOR STORAGE THROUGHOUT THE PROPERTY.
- 9-278(e) : THERE ARE WINDOWS SHUTTERED THROUGHOUT THE HOUSE PREVENTING ADEQUATE VENTILATION.
- 9-280(b) : THE TILE ROOF IS STAINED AND DIRTY AND IN DISREPAIR.

The following violation was withdrawn:

- 9-280(h)(1) : THE CHAIN-LINK FENCE AROUND THE PROPERTY IS IN DISREPAIR AND FALLING OVER IN AREAS.

Officer Eaton presented photos of the property, the inspection report, case history and stipulated agreement and said he had spoken with the owner earlier and had a stipulated agreement to comply 18-27(a), 47-19.9 and 9-278(e) within 14 days or a fine of \$25 per day, per violation, and with 9-280(b) within 35 days or a fine of \$25 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement, and ordered compliance with 18-27(a), 47-19.9 and 9-278(e) within 14 days or a fine of \$25 per day, per violation, and with 9-280(b) within 35 days or a fine of \$25 per day.

**Case: CE07020858**

48 Hendricks LLC

40 Hendricks Isle

Ms. Mohammed announced that certified mail sent to the registered agent was accepted on 4/17/07.

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

- 17-11(a): THE GENERATOR UNIT IS ABOVE THE ALLOWED DECIBEL NOISE LEVEL.

Officer Ackley explained that in a residential area, from 10:00 p.m. to 7:00 a.m., the decibel level should be 55 decibels, and from 7:00 a.m. to 10:00 p.m., the decibel level should be 60 decibels. His sound tests had revealed decibels levels from 60.9 to 81.6. Officer Ackley said he had tried to speak with the property owner and had tried unsuccessfully to fax information to him.

Mr. Jeffrey Balentine, neighborhood, said the generator was so loud he had to yell to be heard in his own yard.

Mr. Randy Herscovici, owner, said the generator was to code and they had their Certificate of Occupancy. He said there was a muffler on the unit, and according to the generator manufacturer specs, the decibels should be between 25 and 35 decibels. Mr. Herscovici said he would have the architect call the manufacturer out to the site. Ms. Tell was going to grant Mr. Herscovici 63 days to comply, but Mr. Balentine said this had gone on for months, and he had tried to deal with Mr. Herscovici, but he had only given him excuses.

Officer Ackley said the specs should explain how often the generator had to run, and they must silence the noise. Officer Ackley reported that Officer Thime had first cited the property in February.

Mr. Herscovici said the generator must be run once per week. He noted that any remediation could not violate the warranty.

Ms. Tell found in favor of the City and ordered compliance within 35 days, by 5/24/07, or a fine of \$100 per day.

**Case: CE07022209**

Yvenert Camille  
1519 Northwest 8th Avenue

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

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

- 47-20.20 H. : THE PARKING AREA/SPACES NOT BEING MAINTAINED. THE PARKING STRIPES ARE FADED. THE PARKING BUMPERS ARE MISSING AND ARE NOT SECURED.
- 9-280(h)(1) : THE CHAIN-LINK FENCE IS IN DISREPAIR.
- 9-281(b) : THERE IS A WHITE UNLICENSED, INOPERABLE DODGE ON THE PROPERTY.

Officer Westbrook presented photos of the property, the inspection report and history to Ms. Tell and recommended ordering compliance with 47-20.20 H. and 9-280(h)(1)



within 4 weeks or a fine of \$50 per day, and with 9-281(b) within 10 days or a fine of \$100 per day.

Mr. Yvenert Camille, owner, informed Ms. Tell that this was a rental property; they lived in Port Charlotte. He said the car would be moved today.

Ms. Tell found in favor of the City and ordered compliance with 47-20.20 H. and 9-280(h)(1) within 63 days, by 6/21/07, 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 Dodge.

**Case: CE05111270**

Abelardo Perez  
2144 Northeast 68th Street

Ms. Mohammed announced that certified mail sent to the owner was accepted on 4/19/07.

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

- 9-308(a) : THERE ARE MISSING ROOF SHINGLES ON THE ROOF.

Officer Gottlieb presented photos of the property, and recommended ordering compliance within 63 days or a fine of \$25 per day.

Ms. Tell explained [in Spanish] Officer Gottlieb's terms to Mr. Abelardo Perez, the owner, and he agreed.

Ms. Tell found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day.

**Case: CE07011863**

Kevin Durkin  
2290 Southwest 34th Way

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/22/07

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

- 9-306 : THE EXTERIOR OF THE STRUCTURE IS NOT BEING MAINTAINED.  
THE EXTERIOR WALLS ARE IN NEED OF CLEANING AND PAINT.

The following violation was now complied:

- 9-278(e) : THE STORM SHUTTERS ARE INSTALLED OVER WINDOWS.

Officer Sotolongo presented photos of the property and the case history to Ms. Tell and recommended ordering compliance with 9-306 in 28 days or a fine of \$25 per day.

Mr. Kevin Durkin, owner, agreed to comply within 35 days.

Ms. Tell found in favor of the City and ordered compliance with 9-306 within 35 days, by 5/24/07 or a fine of \$25 per day.

**Case: CE07022177**

Commercebank  
321 Southwest 11th Street

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/15/07.

Ms. Tell disclosed that she was acquainted with the owner's attorney for this case.

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

- 18-27(a): THE PROPERTY IS OVERGROWN AND NOT BEING MAINTAINED.
- 9-306 : THE HOUSE HAS PEELING AND CHIPPING PAINT.
- 9-308(a) : THE ROOF IS DIRTY AND IN DISREPAIR.

Officer Ackley presented photos of the property to Ms. Tell and recommended a fine of \$100 per day, per violation.

Mr. Victor Rones, attorney for Commercebank, explained that when they foreclosed on the mortgage, the owner, Mr. Bailey was supposed to clean up the property, but he had not. Mr. Rones thought it would take four weeks to evict Mr. Bailey and report back to Ms. Tell. Officer Ackley said the major problem on the property was that it was open and abandoned, which was not before Ms. Tell today, but which must be addressed as soon as possible. Officer Ackley said Mr. Bailey had not lived there for quite some time.

The Assistant City Attorney informed Ms. Tell that Mr. Rones had advised her he would discuss filling out a trespass affidavit with the bank, allowing the Police to remove trespassers.

Ms. Tell recommended 35 days, and acknowledged that Mr. Rones would file an extension.

Ms. Tell found in favor of the City and ordered compliance within 35 days, by 5/24/07, or a fine of \$50 per day, per violation.

**Case: CE06102147**

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

Hearing to Impose Fine

Ms. Mohammed announced that this case was first heard 2/1/07 to comply by 3/1/07: 2 sections at \$25 per day each. The property was complied and the City was requesting no fine be imposed [reduced from \$700].

Mr. Adam Feldman, Code Enforcement Officer, recommended that no fine be imposed.

Ms. Tell imposed no fine.

**Case: CE07011591**

William Doherty

3131 Southwest 23rd Court

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/22/07.

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

- 9-281(b) : THERE IS AN INOPERABLE, UNLICENSED VEHICLE PARKED ON THE PROPERTY. SPECIFICALLY, YELLOW TWO (2) DOOR VOLVO WAGON WITH EXPIRED FLORIDA TAG 043 CCC EXPIRED 10/04.

Officer Sotolongo presented photos of the property and the case history to Ms. Tell and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to tow the Volvo wagon.

Mr. William Doherty, owner, said he would register the vehicle within 10 days.

Ms. Tell 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 Volvo wagon.

**Case: CE06110223**

Valerie Powell

1120 Northeast 17 Terrace

Ms. Mohammed announced that service was via posting on the property on 3/26/07 and at City Hall on 4/5/07.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violation:

- 9-308(a) : AREA OF ROOF COVERED WITH BLUE TARP. ROOF IN DISREPAIR.

Officer Davis presented photos of the property and the inspection report and case history to Ms. Tell.

Ms. Valerie Powell, owner, presented her own photos of the roof to Ms. Tell, and explained that there was an old roof under the top roof. She agreed to remove the tarp and replace the missing tiles. Ms. Powell believed a permit was not needed because the missing tile represented less than 200 square feet. Ms. Powell requested 30 days to comply. Ms. Tell advised her to submit a written request for an extension of she could not comply with 30 days.

Ms. Tell found in favor of the City and ordered compliance within 35 days, by 5/24/07 or a fine of \$25 per day.

**Case: CE07010285**

J.W. Field

1225 Northwest 10th Place

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

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

- 18-27(a) : THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE PROPERTY. THE PROPERTY IS NOT BEING MAINTAINED.

The following violations were now complied:

- 9-281(b) : THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED ON THE PROPERTY.
- 9-304(b) : THERE ARE VEHICLES BEING STORED ON THE GRASS.

Officer Pingitore presented photos of the property, the property history and notice of violation and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$25 per day.

Mr. Jean Milfort, property manager, said he had already cleaned up the property. Ms. Tell advised him to meet with Officer Pingitore to have the property inspected.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$25 per day.

**Case: CE07020311**

FDRE Holdings LLC

6100 Northwest 9th Avenue

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/23/07 and certified mail set to the registered agent was accepted on 3/27/07.

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

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

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

Mr. Fausto Villalon, property manager, said they had hired a contractor to paint the building, and requested 60 days. He showed a copy of the contract to Officer Torres, and she agreed to allow 63 days.

Ms. Tell found in favor of the City and ordered compliance within 63 days, by 6/21/07, or a fine of \$100 per day.

**Case: CE06121496**

Warren Hess  
2251 Southwest 33rd Avenue

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/22/07.

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

- 9-278(e) : THERE IS A BOARD (SHUTTER) ON THE WINDOW LOCATED IN THE FRONT OF THE PROPERTY.
- 9-280(b) : THERE IS A BROKEN GLASS ON FRONT WINDOW AT THIS PROPERTY.

Officer Quintero presented photos of the property, the case history and inspection report to Ms. Tell, and said he had spoken with Mr. Hess, the owner, earlier, who informed him the property was now complied. Officer Quintero recommended ordering compliance within 14 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day, per violation.

**Case: CE06020782**

Hearing to Impose fine

Mohammed Hanif & Anjanie Rambarrat  
4700 Northwest 10th Avenue

This case was first heard 12/21/06 to comply by 1/4/07: 1 section at \$25 per day. Dates for compliance had been extended from 2/15/07 to 3/15/07 and from 3/16/07 to 4/19/07. The property was complied and the City was requesting imposition of a \$1,025 fine.

Ms. Anjanie Rambarrat, owner, explained she had done a lot of work at the house, but the grass had taken some time.

Ms. Tuchette Torres, Code Enforcement Officer, stated Ms. Rambarrat had done a great job on the grass, but with the drought, it was starting to look worse.

Ms. Rambarrat said she had bought sod twice and spent a total of approximately \$550. All the work she had done had cost approximately \$8,000.

Ms. Tell imposed a \$350 fine.

**Case: CE07022184**

Joseph Quinlan  
214 Southwest 7<sup>th</sup> Street

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/29/07.

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

- 18-27(a): THERE IS TRASH, DEBRIS AND FURNITURE ON THE FRONT PORCH AND FRONT YARD.

Officer Ackley presented photos of the property and a copy of the inspection report and property history to Ms. Tell and recommended a fine of \$25 per day for non-compliance.

Mr. Joseph Quinland, owner, said his wife had recently had a stroke and he had not had time to clean the property. He requested 2 weeks to complete the cleanup.

Ms. Tell found in favor of the City and ordered compliance within 14 days, to 5/3/07, or a fine of \$25 per day.

**Case: CE07021566**

Wilmid Olistin  
1111 Southwest 2nd Street

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

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

- 24-27(b) : THE TRASH CONTAINERS ARE IN THE STREET AND IN FRONT OF THE BUILDING.

Ms. Wilmid Olistin, owner, agreed to keep the trashcans moved back.

Ms. Tell found in favor of the City and ordered compliance within 14 days, by 5/3/07, or a fine of \$50 per day.

**Case: CE06041086**

Hearing to Impose Fine

Theresa Williams  
3051 Northwest 23rd Street

Ms. Mohammed announced that this case was first heard 1/4/07 to comply by 2/1 and 3/1/07: 2 sections at \$50 per day each and 1 section at \$25 per day. The property was complied and the City was requesting imposition of a \$7,550 fine.

Ms. Theresa Williams, owner, explained that the damage had been caused by hurricane Wilma and she had been unable to afford repairs all at once because she was on disability.

Mr. Leonard Champagne, Code Enforcement Officer, said there had been a lot of work to do, and Ms. Williams had been diligent.

Ms. Tell imposed a \$350 fine.

**Case: CE07020272**

First Industrial L P  
4700 Northwest 15<sup>th</sup> Avenue

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/28/07 and certified mail set to the registered agent was accepted on 3/26/07.

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

- 47-22.6.F. : THE TWO (2) SIGNS STATING "INTERNATIONAL WAREHOUSE 4700-4800" ON THE PROPERTY ARE STAINED AND DIRTY.

Officer Torres presented photos of the property and the case file to Ms. Tell and recommended ordering compliance within 63 days or a fine of \$100 per day.

Mr. Robert Harrison, property manager, said they had recently acquired the property and explained that they must make several repairs on the property, and the signs would be the last thing to complete. He requested 3 months to do the work.

Ms. Tell found in favor of the City and ordered compliance within 91 days, by 7/19/07, or a fine of \$100 per day.

**Case: CE06080035**

Hearing to Impose Fine

Kygo LLC  
597 South Andrews Avenue

Ms. Mohammed announced that this case was first heard 1/4/07 to comply by 3/1/07: 2 sections at \$50 per day each. Two of the three original violations were not complied and the City was requesting imposition of a \$4,800 fine and its continued accrual until the property was complied.

Ms. Hope Calhoun, attorney, explained that the tenants had not realized when they appeared at the previous hearing that the parking lot had not been permitted. She requested a 120-day extension to go through the DRC process and pull the permit for the parking lot.

Mr. Len Ackley, Code Enforcement Officer, had no objection to the extension.

Ms. Tell granted an extension to 8/16/07.

**Case: CE06062103**

Hearing to Impose Fine

Wool Family Ltd  
1201 Northeast 13th Street

Ms. Mohammed announced that this case was first heard 9/21/06 to comply by 11/20/06: 4 sections at \$50 per day. An extension had been granted from 12/7/06 to 1/4/07. The property was complied and the City was requesting imposition of a \$3,200 fine.

Mr. Randy Wool, owner, explained that when they originally appeared, they were told to request an extension if they could not comply in time, but had not phoned in time to be put on the agenda.

Mr. Len Ackley, Code Enforcement Officer, confirmed that Mr. Wool had asked for the extension prior to the ordered compliance date.

Ms. Tell imposed no fine.

**Case: CE06030791**

Hearing to Impose Fine

Frederick Walters  
4721 Bayview Drive

Ms. Mohammed announced that this case was first heard 12/7/06 to comply by 3/1/07: 1 section at \$50 per day. The property was not complied and the City was requesting imposition of a \$2,400 fine and its continued accrual until the property was complied.

Mr. Frederick Walters, owner, explained that his family had recently suffered severe health problems, and he was the sole financial support for the family. He said he intended to replace the roof, and the contractor would give him a final estimate the following day. After that, Mr. Walters must secure financing. Ms. Tell advised Mr. Walters to file a written request for an extension if he needed it.

Ms. Ingrid Gottlieb, Code Enforcement Officer, stated she had no objection to a 60-day extension.

Ms. Tell granted a 63-day extension to 6/21/07 and advised Mr. Walters to appear at that hearing.

**Case: CE06102029**

Hearing to Impose Fine

Wayne Difton  
1701 Northwest 28th Avenue

Ms. Mohammed announced that this case was first heard 1/18/07 to comply by 1/28 and 3/15/07: 1 section at \$100 per day and 2 sections at \$50 per day. The property was complied and the City was requesting imposition of a \$9,800 fine.

Mr. Wayne Difton, owner, said the tenant had not told him about the notices and he did not know fines had been accruing. He asked Ms. Tell to reduce the fines.



Mr. Leonard Champagne, Code Enforcement Officer, confirmed that after he posted the property, Mr. Difton phoned him to find out what must be done, and he had diligently worked to comply the property. Officer Champagne presented the case file to Ms. Tell.

Ms. Tell imposed a \$450 fine.

**Case: CE06092020**

Hearing to Impose Fine

GMAC Mortgage Corporation  
1132 Northwest 2nd Street

Ms. Mohammed announced that this case was first heard 2/1/07 to comply by 3/15/07: 1 section at \$50 per day. The property was not complied and the City was requesting imposition of a \$1,700 fine and its continued accrual until the property was complied.

Mr. Cory Eichorn, attorney, requested a 60-day extension.

Mr. William Snow, Code Enforcement Officer, did not object to a 60-day extension.

Ms. Tell granted a 63-day extension to 6/21/07.

**Case: CE06050642**

Hearing to Impose Fine

Edzer & Shirlene Ledain & Liden Michel  
1676 North Dixie Highway

Ms. Mohammed announced that this case was first heard 8/3/06 to comply by 10/2/06: 3 sections at \$100 per day each. An extension had been granted from 11/2/06 to 1/25/07. The property was not complied and the City was requesting imposition of a \$21,100 fine and its continued accrual until the property was complied.

Mr. Edzer Ledain, owner, reported that the property was now complied. He said the delay had been caused by waiting for the permit to be issued. He said they had applied for the permit in October, but had not received it until March.

Mr. Adam Feldman, Code Enforcement Officer, said there was still a landscape issue at the property as of his last visit.

Ms. Tell granted a 28-day extension to 5/17/07 and ordered Mr. Ledain to appear at that hearing.

**Case: CE06120941**

Hearing to Impose Fine

Lonnie & Blanca Bryant  
1722 Southwest 20 Street

Ms. Mohammed announced that this case was first heard 3/1/07 to comply by 3/11/07: 1 section at \$100 per day. The property was complied and the City was requesting imposition of a \$400 fine.

Ms. Blanca Bryant, owner, explained that the property had been in compliance all along; she had not understood what the problem was originally. Ms. Bryant explained that she had phoned and left several messages for Officer Kaplan, and that he had told her to ignore the hearing notice. Ms. Bryant explained to Ms. Tell that one of the vehicles had been sold in February and removed and that her son had put the wrong tags on the vehicles.

Mr. Lee Kaplan, Code Enforcement Officer, confirmed that the wrong tags had been on the vehicle. He said he was requesting imposition of the fine because on subsequent inspection, the vehicle was parked on the swale again with no tag.

Ms. Bryant provided proof of registration and insurance to Ms. Tell.

Ms. Tell imposed a \$20 fine.

**Case: CE05111321**

Hearing to Impose Fine

Trails Pointe LLC  
804 North Andrews Avenue

Ms. Mohammed 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 complied and the City was requesting imposition of an \$8,750 fine [reduced from \$25,000].

Mr. William Snow, Code Enforcement Officer, informed Ms. Tell that he was the third inspector to handle this case. He said the overgrowth violation may have been complied sooner, which was why he had recommended lowering the fine for that violation. The board up certificate had been complied by demolishing the building. Officer Snow said he customarily requested \$50 per day for the board up violation; this was why he had recommended lowering the fine for that violation.

Mr. Oscar Grisales, attorney, explained that they had leased the property to a contractor through the City during the WaterWorks 2011 project. He said his client, High Pointe LLC, had not been in control of the property during that time, and they had eventually needed to evict the contractor after the lease contract expired in February. He asked Ms. Tell to reduce the fine to administrative expenses. Officer Snow said he was unaware of any lease agreement with the City.

Mr. Grisales showed Ms. Tell a copy of the lease agreement with the City that ran from October 2006. Mr. Grisales said he had sent a motion in December for an extension, which he thought had been granted. Officer Snow recommended reducing the fine to \$1,200.

Ms. Tell imposed a \$1,000 fine.

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

**Case: CE06080315**

Hearing to Impose Fine

Catherine Harber Trust  
3805 Davie Boulevard

Ms. Mohammed announced that this case was first heard 12/21/06 to comply by 2/15/07: 2 sections at \$25 per day. An extension had been granted from 3/15/07 to 4/19/07. The property was complied and the City was requesting that no fine be imposed.

Ms. Mary Grace, owner, thanked Officer Kaplan and Ms. Tell.

Mr. Lee Kaplan, Code Enforcement Officer, explained that the owner had passed away and the trustees had worked diligently to comply the property.

Ms. Tell imposed no fine.

**Case: CE06080316**

Catherine Harber Trust  
3807 Davie Boulevard

Ms. Mohammed announced that this case was first heard 12/21/06 to comply by 2/15/07: 2 sections at \$25 per day. An extension had been granted from 3/15/07 to 4/19/07. The property was complied and the City was requesting that no fine be imposed.

Ms. Tell imposed no fine.

**Case: CE06080317**

Catherine Harber Trust  
3809 Davie Boulevard

Ms. Mohammed announced that this case was first heard 12/21/06 to comply by 2/15/07: 2 sections at \$25 per day. An extension had been granted from 3/15/07 to 4/19/07. The property was complied and the City was requesting that no fine be imposed.

Ms. Tell imposed no fine.

**Case: CE06080318**

Catherine Harber Trust  
3811 Davie Boulevard

Ms. Mohammed announced that this case was first heard 12/21/06 to comply by 2/15/07: 2 sections at \$25 per day. An extension had been granted from 3/15/07 to 4/19/07. The property was complied and the City was requesting that no fine be imposed.

Ms. Tell imposed no fine.

**Case: CE06011387**

Hearing to Impose fine

David & Cherrykey Holley  
844 Northwest 3rd Avenue

Ms. Mohammed announced that this case was first heard 6/1/06 to comply by 6/15/06 and 8/30/06: 4 sections at \$25 per day each. The property was not complied and the City was requesting imposition of a \$26,900 fine and its continued accrual until the property was complied.

Mr. David Holley, owner, explained that he had purchased the property six months ago and intended to demolish the property for redevelopment. Prior to demolition, the City required him to connect to the new sewer system, which he was in the process of doing. Ms. Tell advised Mr. Holley he must clean up the property and provide ground cover, and Mr. Holley requested 60 days to do so.

Mr. Al Lovingshimer, Code Enforcement Officer, said Mr. Holley had signed for the June 1, 2006 hearing's green card on April 27, 2006. Ms. Mohammed confirmed that the first order was against Mr. Holley.

Officer Lovingshimer said 9-281(b) was complied because there was nothing on the property at the moment. He presented current photos of the property. Ms. Tell informed Mr. Holley he must still comply the other violations.

Mr. Maurice Murray, Community Inspections Supervisor, said he had spoken with Mr. Holley, who had informed him he intended to demolish the property. He suggested a 3-month extension, by which time the property should be a vacant lot.

Ms. Tell granted an extension to 7/19/07 and ordered the owner to appear at that hearing.

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

**Case: CE06110489**

Request for Extension

Grif-Ko Apartments Inc  
2075 South Federal Highway

Ms. Mohammed announced that this case was first heard 1/18/07 to comply by 3/22/07: 2 sections at \$50 per day each. The property was not complied and the owner was requesting an extension.

Mr. William Isenberg, owner, requested a 63-day extension.

Mr. Dick Eaton, Code Enforcement Officer, asked why they were requesting an extension; he remembered that the owners were awaiting an insurance settlement and asked if this had come through. Officer Eaton said someone had contacted him on 3/19 and informed him that she would be pulling permits to repair the roof, but no applications had been submitted as yet.

Mr. Isenberg said they had received the insurance check in February but then had to track down the private lender, who wanted to consult with his attorney prior to signing off on the check. This was finally accomplished. Ms. Tell advised Mr. Isenberg to return on June 21 and to bring proof to request mitigation of the fines.

Ms. Tell granted a 63-day extension to 6/21/07 and ordered the owner to appear at that hearing.

**Case: CE06110492**

Grif-Ko Apartments Inc  
2001 South Federal Highway

Ms. Mohammed announced that this case was first heard 1/18/07 to comply by 3/22/07: 1 section at \$50 per day. The property was not complied and the owner was requesting an extension.

Ms. Tell granted a 63-day extension to 6/21/07 and ordered the owner to appear at that hearing.

**Case: CE06110663**

Request for Extension

Deo Pedia Holdings Inc  
1509 South Andrews Avenue

Ms. Mohammed announced that this case was first heard 1/18/07 to comply by 2/1 and 3/22/07: 1 section at \$50 per day. The property was not complied and the owner was requesting an extension.

Mr. Chris Kapakos, owner, requested 7 more days to comply; he said the contractor had already done the work, but it must be inspected. He said he had experienced family problems that hampered his ability to comply the property sooner.

Mr. Dick Eaton, Code Enforcement Officer, agreed he needed to inspect the property.

Ms. Tell advised Mr. Kapakos to phone to be put on a future agenda to request mediation of the fine.

Ms. Tell granted a 14-day extension.

**Case: CE06110002**

Hearing to Impose fine

Nils Olsen

3804 Southwest 12th Court

Ms. Mohammed announced that this case was first heard 1/4/07 to comply by 1/18/07 and 3/1/07: 2 sections at \$50 per day each. The property was complied and the City was requesting imposition of a \$1,975 fine [reduced from \$3,950]

Mr. Nils Olsen, owner, explained that after the stucco work was done, he had needed to wait for it to cure before painting it. He said he had phoned Officer Quintero to request an extension, but he had been on vacation. Mr. Olsen presented his own photos of the property to Ms. Tell.

Mr. Wilson Quintero, Code Enforcement Officer, said he had received no message or information from his supervisor that Mr. Olsen had tried to contact him while he was away.

Mr. Maurice Murray, Community Inspections Supervisor, said he had examined the case and felt the fine should be further reduced; he said the City would agree to \$975.

Ms. Tell imposed a \$750 fine.

**Case: CE06120698**

Hearing to Impose fine

William Harris

2665 Northwest 20th Street

Ms. Mohammed announced that this case was first heard 2/15/07 to comply by 3/15/07: 2 sections at \$25 per day each. The property was complied and the City was requesting imposition of a \$1,550 fine.

Mr. William Harris, owner, said the notices had been sent to the tenant, who had not forwarded the notices to him.

Ms. Tuchette Torres, Code Enforcement Officer, had consulted with Mr. Harris, and confirmed that the house address was listed at the tax assessor's office.

Mr. Harris asked Ms. Tell to reduce the fine. He said this was the second time he had painted the house and put down sod, and the tenants did not care for the property.

Mr. Harris was confused because he had another case on another property that was heard on a different date. Mr. Harris said the City also had an incorrect address for one of the properties. Officer Torres said this was a tax assessor's office issue.

Ms. Tell imposed a \$350 fine.

**Case: CE06071074**

Hearing to Impose Fine

Ivery & Mary Williams  
1501 Northeast 3rd Avenue

Ms. Mohammed announced that this case was first heard 2/1/07 to comply by 3/1/07: 1 section at \$50 per day. The property was not complied and the City was requesting imposition of a \$2,400 fine and its continued accrual until the property was complied.

Mr. Ivery Williams, owner, said he was installing a paved parking lot and the contractor had promised to complete this the next day. He asked Ms. Tell for an extension.

Ms. Irma Westbrook, Code Enforcement Officer, confirmed that the gravel was down and ready for paving; she recommended a 28-day extension.

Ms. Tell granted a 28-day extension to 5/17/07 and ordered the owner to appear at that hearing.

**Case: CE06090033**

Hearing to Impose fine

Carlton Dixon  
300 Southwest 31st Avenue

Ms. Mohammed announced that this case was first heard 1/4/07 to comply by 2/1/07: 1 section at \$25 per day and 2 sections at \$50 per day each. The property was complied and the City was requesting imposition of a \$725 fine.

Mr. Carlton Dixon, owner, explained that he had done the work himself on the weekends and rain had delayed his completing the painting.

Mr. Andre Cross, Code Enforcement Officer, confirmed compliance dates for Ms. Tell.

Ms. Tell imposed a \$350 fine.

**Case: CE07010661**

Hearing to Impose Fine

John Field  
323 Southwest 16th Street

Ms. Mohammed announced that this case was first heard 3/1/07 to comply by 3/15/07: 2 sections at \$25 per day each. The property was complied and the City was requesting imposition of a \$1,600 fine.

Mr. Davis Eimers, tenant, said he did not know the status of the owner; he had a history of heart problems and Mr. Eimers had been unable to contact him. Mr. Eimers said he was unaware of the violations until the property was posted on April 2, and had immediately removed the car. He had also bought equipment to do the landscaping. Mr. Eimers said he had phoned the owner several times time, but his voicemail box was full.

Mr. Dick Eaton, Code Enforcement Officer, said he had never been contacted by the owner, and Mr. Eimers had taken it upon himself to correct the violations.

Ms. Tell imposed no fine.

**Case: CE07020505**

Rodney Dorsett  
3501 Riverland Road

Ms. Mohammed announced that certified mail sent to the owner was accepted on 4/2/07.

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

- 9-304(b): PARKING ON THE LAWN IS PROHIBITED

Officer Torres presented photos of the property and the case file, and recommended ordering compliance within 10 days or a fine of \$25 per day.

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

**Case: CE06101634**

Dorothy Mitchell  
2400 Northwest 30th Terrace

Hearing to Impose fine

Ms. Mohammed announced that this case was first heard 1/4/07 to comply by 2/1/07 and 3/1/07: 2 sections at \$25 per day each and 1 section at \$50 per day. The property was not complied and the City was requesting imposition of a \$6,125 fine and its continued accrual until the property was complied.

Ms. Dorothy Mitchell, owner, said Officer Champagne's photos were not accurate. She said the building blocks were to construct a tool shed; they were not garbage. Ms. Mitchell said the house had been stuccoed and they planned to paint the house, repair the driveway and then build the tool shed.

Ms. Tell reminded Ms. Mitchell to send a written request for an extension if the work could not be completed in time.



Ms. Tell granted a 63-day extension to 6/21/07 and ordered Ms. Mitchell to appear at that hearing.

**Case: CE06121525**

Nicholas Ferrarese  
633 Southwest 5th Avenue

Ms. Mohammed announced that service was via posting on the property on 3/26/07 and at City Hall on 4/5/07.

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

- 47-21.8.A.: LANDSCAPE IS NOT MAINTAINED, IN THAT THERE ARE AREAS OF DEAD/MISSING GROUND COVER.
- 9-280(h)(1) : THE CHAIN-LINK FENCE ON THE SOUTH SIDE OF THE PROPERTY IS IN DISREPAIR.
- 9-304(b) : THERE IS A WAVERUNNER/TRAILER PARKED ON THE LAWN OF THE PROPERTY.
- 9-306 : THE PAINT ON THE EXTERIOR WALLS TO INCLUDE, BUT NOT LIMITED TO, THE STAIRS AND SHUTTERS THAT ARE STAINED/MILDEWED AND MISSING IN AREAS.

Officer Feldman presented photos of the property and the inspection report and recommended ordering compliance with 47-21.8.A. within 133 days or a fine of \$25 per day, and with 9-280(h)(1), 9-304(b) and 9-306 within 28 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 47-21.8.A. within 133 days or a fine of \$25 per day, and with 9-280(h)(1), 9-304(b) and 9-306 within 28 days or a fine of \$25 per day, per violation.

**Case: CE06091159**

Arezou Nobari  
2824 Northeast 26th Street

Ms. Mohammed announced that service was via posting on the property on 3/26/07 and at City Hall on 4/5/07.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violations:

- 18-27(a): FALLEN, RIPPED AWNING IS NOT USABLE AND IS CATEGORIZED AS SOLID WASTE/RUBBISH.
- 9-280(f) : THERE IS GREEN, STAGNANT WATER IN THE POOL. THE POOL PUMP IS NOT CIRCULATING WATER AND IS NOT MAINTAINED IN GOOD SANITARY CONDITION.

Officer Davis presented photos of the property and the inspection reports and case history and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$50 per day, and with 9-280(f) within 14 days or a fine of \$150 per day.

**Case: CE07020263**

Baton II Development Corp.

1050 West Commercial Boulevard

Ms. Mohammed announced that certified mail sent to the owner and registered agent were accepted on 3/26/07.

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

- 47-22.9: THERE ARE UNPERMITTED SIGNS ON THE PROPERTY.

The following violation was now complied:

- 47-22.3.C.: THERE ARE SEVERAL BANNER SIGNS ON THE PROPERTY.

Officer Torres presented photos of the property and the case file, and stated she had a stipulated agreement with the owner to comply 47-22.9 within 91 days, by 7/19/07, or a fine of \$100 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 47-22.9 within 91 days, by 7/19/07, or a fine of \$100 per day.

**Case: CE07011951**

Dianna Flourney

2320 Northwest 14th Street

Ms. Mohammed announced that service was via posting on the property on 3/29/07 and at City Hall on 4/5/07.

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

- 9-281(b) : THERE ARE SEVERAL UNLICENSED, INOPERABLE VEHICLES PARKED ON THE GRASS OF THIS PROPERTY, INCLUDING, BUT NOT LIMITED TO A RED FORD, A TAN PICK-UP TRUCK AND A FULL SIZE BLACK VEHICLE.
- 9-304(b) : THERE ARE VEHICLES PARKED ON THE LAWN/GRASS AREAS.

Officer Champagne presented photos of the property and case history and recommended ordering compliance within 10 days or a fine of \$100 per day, per violation.

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

**Case: CE07020464**

Anthony & Mary Young  
3009 Northwest 68th Street

Ms. Mohammed announced that certified mail sent to the owner was accepted on 4/5/07.

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 presented photos of the property, the case history and inspection report and recommended ordering compliance within 14 days or a fine of \$25 per day.

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

**Case: CE07021724**

RTM Operating Co.  
924 Northwest 62nd Street

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/29/07 and certified mail sent to the registered agent was accepted on 3/26/07.

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

- 47-22.9 : THERE ARE UNPERMITTED SIGNS ADVERTISING "SERVING BREAKFAST, NOW OPEN 6 AM" ON THE PROPERTY.

The following violation was now complied:

- 47-22.3.C.: THERE IS A BANNER SIGN ADVERTISING "SERVING BREAKFAST, NOW OPEN 6 AM" ON THE PROPERTY.

Officer Torres presented photos of the property and the case history and recommended ordering compliance with 47-22.9 within 14 days or a fine of \$100 per day. Ms. Tell wanted to allow additional time to comply, but Officer Torres said these signs could not be permitted, and the owner had already promised her he would remove the signs.

Ms. Tell found in favor of the City and ordered compliance with 47-22.9 within 14 days or a fine of \$100 per day.

**Case: CE06091626**

Kelly Taylor  
3111 Southwest 20th Street

Ms. Mohammed announced that service was via posting on the property on 3/20/07 and at City Hall on 4/5/07.

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

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

Officer Quintero presented photos of the property and the case file and explained that the owner had pulled a permit, and agreed to comply within 42 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE07020878**

3901 Davie Associates LLC  
3927 Southwest 16th Street

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/27/07.

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

- 47-22.9. : THERE IS A SIGN ERECTED ON THIS PROPERTY WITHOUT PERMIT.

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

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

**Case: CE07010972**

Louis Sager Land Trust  
605 Northwest 14th Terrace

Ms. Mohammed announced that service was via posting on the property on 4/2/07 and at City Hall on 4/5/07.

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

- 18-27(a) : THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE PROPERTY. THE PROPERTY HAS BECOME OVERGROWN AND IS NOT BEING MAINTAINED.
- 9-280(b) : THE DOOR TO THE UTILITY ROOM HAS BEEN REMOVED FROM THE BUILDING. THE ROOM IS NOT WEATHER PROOF AS REQUIRED PER CODE ORDINANCE. THERE ARE BROKEN AND MISSING WINDOW PANES ON THE BUILDING.
- 9-280(g) : THE ELECTRICAL FACE PLATES ON THE METER BOXES ARE MISSING AND ARE IN DISREPAIR.

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

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

**Case: CE07020384**

Andre Plancher  
1107 Northwest 15th Street

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/12/07.

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

- 24-27(b) : THE GARBAGE CARTS ARE BEING STORED IN PUBLIC VIEW AFTER SERVICE.
- 47-21.8.A.: THERE ARE AREAS OF DEAD GROUND COVER.
- 9-280(b) : THERE ARE BROKEN WINDOW PANES ON THE BUILDING, THE WINDOWS HAVE NOT BEEN MAINTAINED IN A SECURE, WEATHERPROOF CONDITION.
- 9-304(b) : THERE ARE VEHICLES STORED ON THE GRASS. PARKING ON THE GRASS IS PROHIBITED.

The following violation was now complied:

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

Officer Pingitore presented photos of the property and the case file and recommended ordering compliance with 24-27(b), 47-21.8.A., 9-280(b) and 9-304(b) within 14 days, or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 24-27(b), 47-21.8.A., 9-280(b) and 9-304(b) within 14 days, or a fine of \$50 per day, per violation.

**Case: CE07031033**

Chris Adach  
1043 Northwest 17th Avenue

Ms. Mohammed announced that certified mail sent to the owner was accepted on 4/4/07.

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

- 18-27(a) : THERE IS TRASH AND DEBRIS SCATTERED ABOUT THE PROPERTY. THE PROPERTY HAS BECOME OVERGROWN AND IS NOT BEING MAINTAINED.

- 24-27(b) : THE GARBAGE CARTS ARE LEFT IN PUBLIC VIEW AFTER SERVICE.

Officer Pingitore presented photos of the property, the case history and case file and informed Ms. Tell that the City had recently removed an illegal water access pipe from the property. She recommended ordering compliance within 14 days or a fine of \$250 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day, per violation.

**Case: CE07020165**

Clyde Harman  
1628 Northwest 7th Avenue

Ms. Mohammed announced that service was via posting on the property on 3/20/07 and at City Hall on 4/5/07.

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

- 18-27(a) : THERE IS OVERGROWTH ON THE PROPERTY AND SWALE.
- 9-279(f) : OCCUPIED STRUCTURE WITHOUT CITY WATER SERVICE.

Officer Westbrook presented photos of the property, the inspection history and inspection report and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$25 per day, and with 9-279(f) within 14 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$25 per day, and with 9-279(f) within 14 days or a fine of \$100 per day.

**Case: CE07030996**

Mitsy Hill  
1224 Northeast 2nd Avenue - Apt. B

Ms. Mohammed announced that certified mail sent to the owner was accepted on 4/4/07.

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 history and recommended ordering compliance within 14 days or a fine of \$100 per day.

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

**Case: CE07021044**

June Thomas  
1005 Southeast 6th Street

Ms. Mohammed announced that service was via posting on the property on 3/22/07 and at City Hall on 4/5/07.

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

- 18-27(a): THERE IS TRASH, RUBBISH, DEBRIS AND OVERGROWTH ON THE PROPERTY AND SWALE.
- 25-16: THE PUBLIC SIDEWALK IS OBSTRUCTED BY OVERGROWTH.
- 47-21.8.A. : THERE ARE AREAS OF BARE GROUND ON THE PROPERTY.
- 9-306 : THE BUILDING IS NOT MAINTAINED.
- 9-307(a) : WINDOWS ON THE STRUCTURE ARE IN DISREPAIR.
- 9-308(b) : THERE IS PLANT LIFE GROWING ON THE ROOF.

The following violation was now complied:

- 9-313(a) : THE STRUCTURE IDENTIFICATION NUMBERS ARE NOT VISIBLE FROM THE ROADWAY.

Officer Ackley read former cases against the property dated 2001, 2002, 2005 and 2006. Officer Ackley said the property had been a nuisance to the neighbors, and the owner "has a tendency to ignore the City and the neighbors." Officer Ackley presented photos of the property and the case file and recommended ordering compliance with all 6 open violations within 14 days or a fine of \$250 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with all 6 open violations within 14 days or a fine of \$250 per day, per violation.

**Case: CE06110429**

Maureen & Kathleen Sullivan  
3200 Bayview Drive

Ms. Mohammed announced that service was via posting on the property on 3/21/07 and at City Hall on 4/5/07.

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

- 47-20.20 : THE PARKING AREA HAS POTHOLES AND THE SEALCOAT AND STRIPES HAVE FADED.

Officer Gottlieb presented photos of the property and the case history and recommended ordering compliance within 28 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

**Case: CE06120452**

Antonio & Eloina Perazelli  
1731 Northeast 60th Street

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/15/07 and the Code Officer had a stipulated agreement with the owner to comply.

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

- 18-27(a) : THERE IS OVERGROWTH, LITTER, TRASH AND DEBRIS ON THE PROPERTY AND SWALE.
- 47-21.8 : THE LANDSCAPE IS NOT BEING MAINTAINED. THERE ARE WEEDS AND BARE AREAS OF GROUND COVER.

The following violation was now complied:

- 9-306 : THE EXTERIOR OF THE STRUCTURE AND THE CONCRETE ALL HAVE AREAS OF CHIPPED, PEELING OR MISSING PAINT.

Officer Gottlieb presented photos of the property and the case history and recommended ordering compliance with 18-27(a) within 35 days or a fine of \$25 per day, and with 47-21.8 within 65 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) within 35 days or a fine of \$25 per day, and with 47-21.8 within 63 days or a fine of \$25 per day.

**Case: CE06121167**

Antonio & Eloina Perazzelli  
5721 Northeast 18th Avenue

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/27/07.

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

- 18-27(a) : THERE IS OVERGROWTH ON THE PROPERTY AND SWALE.
- 9-306 : THE EXTERIOR OF THE STRUCTURE HAS AREAS OF CHIPPED, PEELING OR MISSING PAINT. THERE ARE BROKEN OR MISSING JALOUSIE WINDOWS.

Officer Gottlieb presented photos of the property and the case history and said she had a stipulated agreement with the owner to comply within 35 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City, approved the stipulated agreement, and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: CE07010833**

Domingos & Lucia Dos Reis Mendes  
5930 Northeast 22nd Terrace



Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/27/07.

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

- 9-308(a) : THERE IS A LARGE PORTION OF THE ROOF MISSING TILES AND PARTIALLY COVERED WITH A TARP.

Officer Gottlieb informed Ms. Tell that the owner was entering into an agreement to have the roof repaired. She presented photos of the property and the case history and recommended ordering compliance within 63 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day.

**Case: CE07011056**

Martin Schlueter  
2801 Northeast 49th Street

Ms. Mohammed announced that certified mail sent to the owner was accepted on 4/2/07.

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

- 9-281(b) : THERE IS A BLACK MERCURY GRAND MARQUIS ON THE PROPERTY WITH EXPIRED ONTARIO TAGS. THE VEHICLE IS BEING USED FOR STORAGE.

Officer Gottlieb presented photos of the property and the case history and recommended ordering compliance within 10 days or a fine of \$100 per day, with the right to tow the vehicle.

Ms. Tell 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 vehicle.

**Case: CE07012142**

Susan Breckenridge & R. & Sherfield Hirsch  
5821 Northeast 20th Avenue

Ms. Mohammed announced that service was via posting on the property on 3/23/07 and at City Hall on 4/5/07.

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. : THERE ARE BARE AREAS OF LAWN COVER.

Officer Gottlieb presented photos of the property and the case history and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$25 per day, and with 47-21.8.A. within 91 days or a fine of \$25 per day. Officer Gottlieb said the owner intended to install pavers, and the 91 days was to allow the owner to pull the permit and do the work.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$25 per day, and with 47-21.8.A. within 91 days or a fine of \$25 per day.

**Case: CE07020952**

Ira Lang  
5200 North Federal Highway

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/28/07.

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

- 47-22.6.F. : THERE IS A POLE SIGN IN DISREPAIR ON THIS PROPERTY.

Officer Gottlieb presented photos of the property and the case history and recommended ordering compliance within 28 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

**Case: CE07030360**

George Acosta  
3021 Northeast 42nd Street

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/23/07.

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

- 47-34.1.A.1. : THE PROPERTY IS BEING USED FOR BUSINESS PURPOSES WITHOUT A LICENSE. VEHICLES FOR SALE ARE BEING STORED ON THE PROPERTY.
- 9-281(b) : THERE IS AN UNLICENSED WHITE CADILLAC, BLACK MERCEDES, RED MUSTANG, DARK COLORED BENTLEY AND OTHER VEHICLES UNDER CAR COVERS ON THE PROPERTY.

Officer Gottlieb presented photos of the property and the case history and recommended ordering compliance with 47-34.1.A.1. 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 the vehicles.

Ms. Tell found in favor of the City and ordered compliance with 47-34.1.A.1. 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 the vehicles.

**Case: CE06110808**

Heather Edmund  
2213 Southwest 5th Place

Ms. Mohammed announced that certified mail sent to the owner was accepted on 4/10/07.

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

- 9-306 : THE EXTERIOR OF STRUCTURE IS NOT BEING MAINTAINED.  
EXTERIOR WALL IN NEED OF PAINT.

The following violation was now complied:

- 9-280(b) : THE SCREEN ENCLOSURE IS IN DISREPAIR.

Officer Sotolongo presented photos of the property, the inspection report and case history and recommended ordering compliance with 9-306 within 28 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-306 within 28 days or a fine of \$25 per day.

**Case: CE06110813**

Denys Galindo  
2229 Southwest 5th Place

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

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

- 9-306 : THE EXTERIOR OF THE STRUCTURE IS NOT BEING MAINTAINED.  
THE EXTERIOR WALLS ARE IN NEED OF PAINT.

Officer Sotolongo stated he had a stipulated agreement with the owner to comply within 91 days or a fine of \$25 per day. He presented photos of the property, the case file and stipulated agreement to Ms. Tell.

Ms. Tell found in favor of the City, approved the stipulated agreement, and ordered compliance within 91 days or a fine of \$25 per day.

**Case: CE06120376**

Christopher Contreras  
1400 Northwest 6th Avenue

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

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

- 18-27(a) : THERE IS RUBBISH, TRASH AND DEBRIS ON PROPERTY.
- 47-19.9 : THERE IS OUTDOOR STORAGE OF CONSTRUCTION DUMPSTER ON PROPERTY.
- 9-308(a) : THE ROOF FASCIA BOARD AT BACK OF PROPERTY IS IN NEED OF REPAIR AND PAINT.

Officer Sotolongo stated he had a stipulated agreement with the owner to comply within 12 weeks or a fine of \$25 per day, per violation. He presented photos of the property, the case file and stipulated agreement to Ms. Tell.

Ms. Tell found in favor of the City, approved the stipulated agreement, and ordered compliance within 84 days or a fine of \$25 per day, per violation.

**Case: CE07010727**

Antonio & Eloina Perazzelli  
1620 Northeast 62nd Street

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/24/07 and the inspector had a stipulated agreement with the owner to comply the property.

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

- 47-20.20.H. : THE DRIVEWAY IS NOT BEING MAINTAINED.

The following violation was now complied:

- 24-27(b) : THE TRASH CARTS ARE IMPROPERLY PLACED.

Officer Sotolongo stated he had a stipulated agreement with the owner's son to comply 47-20.20.H. within 56 days or a fine of \$25 per day. He presented photos of the property, the case file and stipulated agreement to Ms. Tell.

Ms. Tell found in favor of the City, approved the stipulated agreement, and ordered compliance with 47-20.20.H. within 56 days or a fine of \$25 per day.

**Case: CE07010738**

Antonio & Eloina Perazzelli  
1720 Northeast 62nd Street

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/24/07 and the inspector had a stipulated agreement with the owner to comply the property.

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

- 47-20.20 H. : THE PARKING LOT IS NOT BEING MAINTAINED. THERE ARE HOLES IN THE ASPHALT, MISSING AND FADED STRIPES.

The following violation was now complied:

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

Officer Sotolongo stated he had a stipulated agreement with the owner's son to comply 47-20.20.H. within 56 days or a fine of \$25 per day. He presented photos of the property, the case file and stipulated agreement to Ms. Tell.

Ms. Tell found in favor of the City, approved the stipulated agreement, and ordered compliance with 47-20.20.H. within 56 days or a fine of \$25 per day.

**Case: CE07010739**

Antonio & Eloina Perazzelli  
1730 Northeast 62nd Street

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/24/07 and the inspector had a stipulated agreement with the owner to comply the property.

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

- 47-20.20 H. : THE PARKING LOT IS NOT BEING MAINTAINED. THERE ARE HOLES IN THE ASPHALT AND MISSING AND FADED STRIPES.

The following violation was now complied:

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

Officer Sotolongo stated he had a stipulated agreement with the owner's son to comply 47-20.20.H. within 56 days or a fine of \$25 per day. He presented photos of the property, the case file and stipulated agreement to Ms. Tell.

Ms. Tell found in favor of the City, approved the stipulated agreement, and ordered compliance with 47-20.20.H. within 56 days or a fine of \$25 per day.

**Case: CE07011818**

Samuel Shaw  
2332 Southwest 34th Terrace

Ms. Mohammed announced that certified mail sent to the owner was accepted on 3/24/07.

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

- 18-27(a) : THERE IS OVERGROWTH OF GRASS AND PLANT LIFE ON THE PROPERTY.

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

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

**Case: CE06040246**

Hearing to Impose Fine

Fernando Wytrykusz  
1301 Northeast 13th Avenue

Ms. Mohammed stated this case was first heard 5/18/06 to comply by 7/17/06: 1 section at \$50 per day. Extensions had been granted from 8/3/06 to 11/1/06 and from 11/2/06 to 1/4/07. The property was complied and the City was requesting imposition of an \$800 fine.

Ms. Tell imposed the fine.

**Case: CE06050516**

Hearing to Impose Fine

Georges Sanon  
1616 Northwest 8th Avenue

Ms. Mohammed stated this case was first heard 9/21/06 to comply by 10/1 and 10/21/06: 4 sections at \$50 per day each. Extensions had been granted from 10/19/06 to 1/18/07 and from 10/22/06 to 1/18/07. The property was complied and the City was requesting imposition of a \$17,500 fine.

Ms. Tell imposed the fine.

**Case: CE06081526**

Hearing to Impose Fine

Adolfo Alvarado Trustee  
3161 Northwest 65th Drive

Ms. Mohammed stated this case was first heard 12/21/06 to comply by 1/4/07 and 3/15/07: 2 sections at \$25 per day each. The property was not complied and the City was requesting imposition of a \$3,450 fine and its continued accrual until the property was complied.

Ms. Tell imposed the fine.

**Case: CE06091651**

Hearing to Impose Fine

Derinoel Moncher  
1138 Northeast 2nd Avenue

Ms. Mohammed stated this case was first heard 2/1/07 to comply by 3/1/07: 1 section at \$50 per day. The property was not complied and the City was requesting imposition of a \$2,400 fine and its continued accrual until the property was complied.

Ms. Tell imposed the fine.

**Case: CE06091749**

Marty Lee McMillan  
1416 North Andrews Avenue

Hearing to Impose Fine  
Ordered to Reappear from 2/15/07

Ms. Mohammed stated this case was first heard 12/21/06 to comply by 1/4/07: 1 section at \$100 per day. The property was complied and the City was requesting imposition of a \$4,100 fine.

Ms. Tell imposed the fine.

**Case: CE06102020**

Lessie Lee, George & Alpha Omega Curry  
2550 Northwest 16<sup>th</sup> Street

Hearing to Impose Fine

Ms. Mohammed stated this case was first heard 2/15/07 to comply by 3/1 and 3/15/07: 3 sections at \$25 per day each. The property was not complied and the City was requesting imposition of a \$2,900 fine and its continued accrual until the property was complied.

Ms. Tell imposed the fine.

**Case: CE06102119**

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

Hearing to Impose Fine

Ms. Mohammed stated this case was first heard 3/1/07 to comply by 3/11 and 3/15/07: 2 sections at \$25 per day each and 1 section at \$100 per day. The property was not complied and the City was requesting imposition of a \$5,500 fine and its continued accrual until the property was complied.

Ms. Tell imposed the fine.

**Case: CE06102719**

Mitsy Hill  
1224 Northeast 2nd Avenue

Hearing to Impose Fine

Ms. Mohammed stated this case was first heard 2/15/07 to comply by 2/25, 3/1 and 3/15/07: 3 sections at \$50 per day each and 1 section at \$100 per day. The property

was not complied and the City was requesting imposition of an \$11,000 fine and its continued accrual until the property was complied.

Ms. Tell imposed the fine.

**Case: CE06102820**

Hearing to Impose Fine

Claude Blanc  
1106 Northeast 1st Avenue

Ms. Mohammed stated this case was first heard 2/1/07 to comply by 3/1/07: 1 section at \$25 per day. The property was not complied and the City was requesting imposition of a \$1,200 fine, and its continued accrual until the property was complied.

Ms. Tell imposed the fine.

**Case: CE06110060**

Hearing to Impose Fine

Antoinette Britt  
1321 North Andrews Avenue

Ms. Mohammed stated this case was first heard 2/1/07 to comply by 3/1/07: 2 sections at \$50 per day. The property was not complied and the City was requesting imposition of a \$4,800 fine, and its continued accrual until the property was complied.

Ms. Tell imposed the fine.

**Case: CE06110720**

Hearing to Impose Fine

BFS Retail & Commercial Operations LLC  
620 South Federal Highway

Ms. Mohammed stated this case was first heard 1/4/07 to comply by 3/1/07: 1 section at \$50 per day. The property was complied and the City was recommending no fine be imposed.

Ms. Tell imposed no fine.

**Case: CE06120605**

Hearing to Impose Fine

Clinton Cartwright  
3556 West Broward Boulevard

Ms. Mohammed stated this case was first heard 3/1/07 to comply by 3/15/07: 2 sections at \$50 per day. The property was complied and the City was requesting imposition of a \$300 fine.

Ms. Tell imposed the fine.



**Case: CE96051161**

Dinu & Leela Patel  
1408 Northwest 1st Avenue

Request to vacate order dated 7/18/96

Ms. Tell vacated the order.

**Case: CE96090088**

Jane Ives  
2631 Southwest 5th Street

Request to vacate orders dated 10/14/04  
and 11/21/96

Ms. Tell vacated the orders.

**Case: CE07021006**

Vernon Burey  
2780 Southwest 2nd Street

Ms. Mohammed announced that personal service was made to the owner on 4/2/07.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:

- NFPA 1 13.6.6.3.1: FIRE EXTINGUISHER IS NOT PROVIDED WITHIN 50 FEET OF EACH APARTMENT.

Inspector Clements recommended ordering compliance within 7 days or a fine of \$100 per day.

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

**Case: CE07021014**

Vernon Burey  
2770 Southwest 2nd Street

Ms. Mohammed announced that personal service was made to the owner on 4/2/07.

Mr. Thomas Clements, Fire Inspector, testified to the following violations:

- NFPA 1 10.13.1.1 : A UNIT NUMBER FOR EACH APARTMENT IS NOT PROVIDED.
- NFPA 1 13.6.6.3.1 : FIRE EXTINGUISHER IS NOT PROVIDED WITHIN 50 FEET OF EACH APARTMENT.

Inspector Clements recommended ordering compliance within 14 days or a fine of \$100 per day, per violation.

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

**Case:CE03052012**

Denise McClendon  
642 Northwest 15th Avenue

Request to vacate orders dated 10/14/04  
and 8/19/04

Ms. Tell vacated the orders.

**Cases Complied**

Ms. Mohammed 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:

CE07030701	CE06100565	CE07020102	CE07021178
CE07021188	CE06111598	CE07011920	CE07030323
CE07030328	CE07010506	CE07020663	CE07022030
CE07030045	CE07031199	CE07011614	CE07020303
CE07021171	CE07022065	CE07022105	CE06102710
CE06111675	CE06121363	CE06121518	CE07010363
CE07010389	CE07011020	CE07010794	CE07011724
CE07012149	CE07012151	CE07012347	CE07020293
CE07030388	CE07020710	CE07031644	CE07031693
CE07010516	CE07012213	CE07022213	CE07022305
CE07030033	CE07030643	CE07020468	CE07021090
CE07021091	CE07021588	CE07021591	CE06102804
CE06121242	CE07010714	CE07020430	CE06110811
CE07011537	CE07011540	CE07011562	CE07011570
CE07011630	CE07011771	CE07011793	CE07011804
CE07011810	CE07011843		

**Cases Pending Service**

Ms. Mohammed 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:

CE07020434	CE06120206	CE07010757	CE07030677
CE07021636	CE07021639	CE07030992	CE07021590
CE07030382	CE07010455	CE07010694	CE07020427
CE07021141	CE07022058	CE06110842	CE07011590

**Cases Withdrawn**

Ms. Mohammed 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:

CE06120606	CE06121060	CE07010452	CE00031969
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**Cases Rescheduled**

Ms. Mohammed 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:


CE07010554

CE06110776

There being no further business, the hearing was adjourned at 1:35 p.m.

  
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SPECIAL MAGISTRATE

ATTEST:

  
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Clerk, Special Magistrate