

SPECIAL MAGISTRATE HEARING
City Commission Meeting Room
Special Magistrate Meah Tell Presiding
June 21, 2007
9:00 A.M. – 12:50 P.M.

Staff Present:

Assistant City Attorney
Eve Bazer, Clerk of Special Magistrate
Sue Manning, Secretary, Special Magistrate
Mary Allman, Secretary Special Magistrate
Leonard Ackley, Code Enforcement Officer
Maurice Murray, Code Enforcement Supervisor
Len Champagne, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Adam Feldman, Code Enforcement Officer
John Gossman, Code Enforcement Supervisor
Ingrid Gottlieb, Code Enforcement Officer
Lee Kaplan, Code Enforcement Officer
Al Lovingshimer, Code Enforcement Officer
Cheryl Pingitore, Code Enforcement Officer
Wilson Quiunero, Code Enforcement Officer
Mary Rich, Code Compliance Officer
Ursula Thime, Code Enforcement Officer
Tuchette Torres, Code Enforcement Officer
Salvatore Viscusi, Code Enforcement Officer
Irma Westbrook, Code Enforcement Officer

Also Present:

CE07020858: Alan Krinzman, attorney; Bruce Tucker, developer's representative
CE07040234: Constantine Kapakos, owner
CE06120600: Jose Salmeron, owner
CE07021097: Harry Stalder, developer's representative
CE05121218: Erika Hernandez, owner's representative
CE06091641: Gladys Hart, wife of the deceased owner's son
CE06120799: John Dudzenski, lessee
CE07011429: Carrire Garson
CE06101641: Jerome Symonette, pastor
CE07040980: Susie Lowe, owner's representative
CE06120365: Oliver Glass, owner's son
CE06110492: William Isenberg, owner
CE07040440: Fidel Goldson, owner
CE07030572: Agnes Rivers, pastor
CE02101260: Cheryl Weaver, owner; Walter Hamon, witness
CE06101634; CE07040436: Dorothy Mitchell, owner

CE07040923: Paul Schuler, owner
CE07041030: Harrison Friese, owner
CE07031153: Robert Whaley, owner; Paul Brin, landscaper
CE06110428: Andrew Flak, executor
CE07032004: Marilyn Gallington, owner
CE07031625: James Brady, attorney
CE06102845: James Dundorf, owner
CE07030233: Kim Liggett Sonn, owner's son's fiancée
CE06091626: Kelly Taylor, owner
CE06110369: Kishor Karia, owner
CE06081765: Alvin Johnson, owner
CE06011662: Michelle Dallin, owner's representative
CE07030499: Edward Cayia, attorney
CE06121060: Edward Barger, owner; Wanda South, owner's daughter
CE06110572: Kevin Court, 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. Ms. Tell introduced herself and reminded all respondents to call the Code Department if they needed additional time to comply.

Case: CE07031153

Robert & Beverly Whaley
2648 Marion Drive

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

Mr. Bob Guilford, Code Enforcement Officer, testified to the following violation:

- 25-100(a) : THERE ARE NON-PERMITTED OBSTRUCTIONS ON THE CITY RIGHT-OF-WAY.

Officer Guilford explained that the violation concerned obstructions placed on a City-owned right of way. He presented photos of the property, a copy of the inspection report, and a memo describing an alternative called a "turtle-back," that could be used to replace these obstructions.

Mr. Robert Whaley, owner, stated he had spent \$2,500 replacing sod on the property over the past two years because of damage caused by drivers using his property to turn around. Mr. Whaley requested that the City install curbing at his property to protect the sod and he offered to pay for this.

Officer Guilford acknowledged that vehicles did sometimes drive onto Mr. Whaley's swale and disturb it, but given the heavy vehicle and pedestrian traffic in the area, he felt the presence of these obstructions was a "priority 1 life safety issue." He recommended ordering compliance within 10 days or a fine of \$50 per day.

Mr. Whaley asked to be permitted to leave the obstructions in place until he could resolve the matter with the City. If he removed them from the City swale, he asked to be "relieved of the responsibility of maintaining it."

Officer Guilford explained that the objects were too large, too close to the edge of the road, and too close together. He showed Mr. Whaley photos of some obstructions that would be allowed.

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

Case: CE06091641

Etoire Hart
740 Northwest 20th Avenue

Ms. Bazer announced that certified mail sent to the owner was accepted on 6/11/07.

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

- 9-329(d) : THE REQUIRED CERTIFICATE FOR THE BOARDED BUILDING HAS NOT BEEN OBTAINED.

Officer Pingitore explained that six siblings had inherited the property and the will had never gone through probate, so a new owner had never been designated or recorded. Ms. Gladys Hart had recently married into the family and was trying to get the property through probate to record a proper owner.

Ms. Gladys Hart, wife of the deceased owner's son, explained that her husband was now the sole surviving heir. She requested an extension to work toward resolving the ownership issue.

Mr. Maurice Murray, Code Enforcement Supervisor, explained that Ms. Hart's son could not apply for the board-up permit, since he was not the owner.

Ms. Tell continued the case for 119 days, to 10/18/07, and ordered Ms. Hart to attend that hearing.

Case: CE07021097

Rio Vista Holdings LLC
700 Southwest 9th Terrace

Ms. Bazer announced that certified mail sent to the owner and registered agent were accepted on 5/29/07.

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

- 18-27(a) : THERE ARE TREES THAT ARE DOWN OR NEED TO BE TRIMMED. THERE ARE DEAD BRANCHES AND BUSHES THAT ARE NOT TRIMMED.

- 9-280(h)(1): THE WOODEN FENCE IS IN DISREPAIR.
- 9-281(b) : THERE IS TRASH AND LITTER ON THE PROPERTY.

Officer Ackley presented photos of the property, the inspection report and history to Ms. Tell and explained that the owner intended to demolish the property.

Mr. Harry Stalder, the developer's representative, requested 60 days to have the property demolished and therefore comply. Officer Ackley requested a shorter compliance date for the trash violation.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) and 9-280(h)(1) within 56 days, by 8/16/07, or a fine of \$50 per day, per violation and with 9-281(b) within 28 days, by 7/19/07 or a fine of \$50 per day.

Case: CE07040923

Paul Schuler
2500 Southwest 29 Way

Ms. Bazer announced that personal service was made on 6/11/07 and notice was posted at City Hall on 6/7/07.

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

- BCZ 39-275.(5)(a) : THE POOL IS NOT SECURED AS REQUIRED PER ADOPTED BROWARD COUNTY CODE.

Ms. Tell had received a letter from Mr. Grimsley regarding this case, and presented a copy of it to Mr. Schuler and Officer Kaplan. She moved on to other cases while they read the letter.

Upon returning to the case, Mr. Paul Schuler, owner, explained that his property was in a one-block homeowner association, from whose board he had resigned due to "improprieties and ... a non-uniform, very personal approach to violations..."

Ms. Tell admitted Mr. Grimsley's letter into the record, but informed Mr. Schuler that since Mr. Grimsley was not present to be cross-examined, "I'm not telling you that I'm giving it any weight at all."

Mr. Schuler explained that Hurricane Wilma had taken down a fence between his and a neighbor's property in 2005, at a time when only the neighbor had a pool. In October 2006, Mr. Schuler had begun a pool installation on his property. Until this time, there was only orange plastic mesh between the properties, while the neighbor installed fencing along all other property lines.

Mr. Schuler continued that in March 2007, his pool contractor informed him it was time to provide a pool barrier, as work was almost complete. At the same time, Mr. Schuler developed medical problems requiring two surgeries. Mr. Schuler had applied to the

City to utilize a "child safety net" for the pool, for which he received a permit. Mr. Schuler explained that his property had been annexed from Broward County in 1993, and was not yet under the City's codes. Even though his fence had been approved by the City, it was not approved by the County.

Mr. Schuler said he did plan to install wood fence where the child safety net was currently installed. He asked for Fort Lauderdale code to be applied to his property. Ms. Tell said she did not have jurisdiction regarding this, and asked Mr. Schuler how long it would take to install the fence, given his medical issues. Mr. Schuler agreed to 56 days.

Mr. Maurice Murray, Code Enforcement Supervisor, advised Mr. Schuler to consult with Supervisor Gossman.

Officer Kaplan presented his case file to Ms. Tell.

Ms. Tell found in favor of the City and ordered compliance within 56 days, by 8/16/07, or a fine of \$25 per day. She cautioned Mr. Schuler to request an extension in writing if he could not comply by the deadline.

Case: CE07030499

Lillian Treacy
4901 Northwest 10th Avenue

Ms. Bazer announced that service was via posting on the property on 5/30/07 and at City Hall on 6/7/07.

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

- 18-27(a) : THERE IS OVERGROWTH ON THE PROPERTY.
- 9-280(h)(1) : THE FENCE ON THE PROPERTY HAS HUGE WATER STAINS ON IT.

Officer Torres explained that this property owner was deceased.

Mr. Edward Cayia, attorney, explained that the property was in probate. He informed Ms. Tell that the owner's caretaker was suspected of improperly removing funds from the estate and had been removed as executor. Mr. Cayia had contacted landscapers to work toward resolving the violations on the property, but requested time to have the court approve payment to the landscaper.

Ms. Tell continued the case to 8/16/07 and ordered Mr. Cayia to attend that hearing.

Case: CE07040436

Dorothy Mitchell
2400 Northwest 30th Terrace

Ms. Bazer announced that service was via posting on the property on 5/25/07 and at City Hall on 6/7/07.

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

- 9-281(b) : THERE ARE THREE (3) UNLICENSED, INOPERABLE VEHICLES PARKED ON THE PROPERTY: A WHITE CADILLAC, A BROWN OLDSMOBILE AND A JEEP.
- 9-304(b) : THERE IS A JEEP PARKED ON THE GRASS AT THE PROPERTY.

Officer Champagne presented photos of the property and the case file, and recommended ordering compliance with 9-281(b) within 14 days or a fine of \$100 per day with the right to tow, and with 9-304(b) within 21 days or a fine of \$25 per day.

Ms. Dorothy Mitchell, owner, stated the vehicles were operable, but not registered. Ms. Tell advised her the vehicles must be registered or removed. Ms. Mitchell requested additional time to deal with the vehicles as she had been called for jury duty.

Ms. Tell found in favor of the City, and ordered compliance with 9-281(b) within 21 days or a fine of \$100 per day with the right to tow the Cadillac, Oldsmobile and Jeep, and with 9-304(b) within 21 days or a fine of \$25 per day.

Ms. Bazer asked to call another case for the same owner next:

Case: CE06101634

Ordered to Reappear from 4/19/07

Dorothy Mitchell
2400 Northwest 30th Terrace

Ms. Bazer 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. Bazer confirmed that only Section 18-27(a) was still in violation; the other 4 original violations were complied. Officer Champagne presented photos he had taken of the property in April and June 2007.

Ms. Dorothy Mitchell, owner, stated she had removed some items in Officer Champagne's photos. Ms. Tell advised her to consult with the supervisor regarding exactly what must be done at the property, which Ms. Mitchell did.

Upon returning to the case, Ms. Mitchell stated that everything had been removed except the blocks, and Officer Champagne clarified that the blocks and other materials he had circled in a photograph must be removed. He recommended allowing another 28-day extension.

Ms. Tell granted a 28-day extension to 7/19/07 and ordered Ms. Mitchell to attend that hearing.

Case: CE07041030

Harrison & Inez Friese
2510 Southwest 29th Way

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

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

- BCZ 39-275.(5)(a) : THE POOL IS NOT SECURED AS REQUIRED PER ADOPTED BROWARD COUNTY CODE.

Officer Kaplan submitted his case file, and recommended ordering compliance within 56 days or a fine of \$25 per day.

Mr. Harrison Friese, owner, said he had applied for a fence permit, hired a contractor and received supplies.

Ms. Tell found in favor of the City and ordered compliance within 56 days, by 8/16/07 or a fine of \$25 per day.

Case: CE07040440

Jacob's Heritage Inc.
2012 Northwest 6th Street

Ms. Bazer announced that certified mail sent to the owner was accepted on 5/30/07 and certified mail sent to the registered agent was accepted on 5/29/07.

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

- 18-27(a) : THERE IS TRASH, RUBBISH AND DEBRIS LITTERING THIS PROPERTY.
- 47-20.20.H. : THE PARKING LOT ON THIS PROPERTY IS IN DISREPAIR.
- 47-22.3.C. : THERE ARE UNPERMITTED BANNER SIGNS PRESENT ON THIS PROPERTY.
- 9-280(b) : THERE ARE BROKEN, MISSING WINDOWS ON THE BUILDING ON THIS PROPERTY.
- 9-280(g) : THERE ARE ELECTRICAL WIRES AND ACCESSORIES ON THE BUILDING ON THIS PROPERTY NOT BEING MAINTAINED IN A GOOD, SAFE WORKING CONDITION.

Officer Viscusi presented photos of the property, the notice of violation and a copy of the permit the owner had already pulled to Ms. Tell, and informed her that he had a stipulated agreement with the owner to comply all violations within twelve weeks or a fine of \$50 per day, per violation. Officer Viscusi noted he had allowed additional time

because when repaving parking areas, landscaping issues requiring additional permits often arose.

Ms. Tell found in favor of the City, approved the stipulated agreement, and ordered compliance with all violations within twelve weeks or a fine of \$50 per day, per violation.

Case: CE07040980

Gwendolyn Spann
1231 Northwest 18th Court

Ms. Bazer announced that certified mail sent to the owner was accepted on 6/11/07.

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

- 9-307(b) : THE BOARDS ON THE WINDOWS HAVE NOT BEEN PAINTED AS REQUIRED PER THE CODE ORDINANCE.
- 9-329(b) : THE BUILDING HAS BEEN BOARDED WITHOUT A CITY ISSUED CERTIFICATE.

Ms. Susie Lowe, the owner's representative, said they had an attorney working on getting the property into her name. She stated the boards had been removed.

Office Pingitore presented photos of the property and the notice of violation and recommended ordering compliance within 14 days for her to reinspect the property.

Ms. Tell found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation. She cautioned Ms. Lowe to request an extension in writing if he could not comply by the deadline.

Case: CE06110369

Sudha Investment Co
3401 Davie Boulevard

Hearing to impose fine

Supervisor Murray announced that this case was first heard on 4/19/07 with compliance ordered by 5/17 and 5/24/07; 3 violations at \$50 per day each. One of the three original violations was not complied, and the City was requesting imposition of the \$3,550 fine and its continued accrual until the property was complied.

Dr. Kishor Karia, owner, explained that the person he had hired to do the work to comply the third violation had not shown up, but had promised to finish the work this week. He requested additional time to comply the last violation.

Ms. Tell suggested a 28-day extension, and told Mr. Karia he should attend the 7/19 hearing, but Mr. Karia said he could not afford to attend the hearing.

Mr. Wilson Quintero, Code Enforcement Officer, confirmed that only the trash must be removed. He did not object to an extension.

Ms. Tell advised Mr. Karia to consult with Supervisor Murray regarding the existing fines.

Ms. Tell granted a 28-day extension to 7/19/07.

Case: CE06091626

Request for Extension

Kelly Taylor
3111 Southwest 20th Street

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

Ms. Kelly Taylor, owner, explained that she had gone to the office on May 8 to request to be put on a Special Magistrate Hearing agenda, but had been informed she would have to wait until June. She reported that she had hired a fencing contractor, who had taken a 50% deposit and now informed her they would not do the work until the end of October. She requested an extension to the first of November.

Mr. Wilson Quintero, Code Enforcement Officer, said the permit was pulled April 9 but would expire after 6 months.

Ms. Tell said Ms. Taylor would not be fined for the 21 days the property was already out of compliance since she had requested to be put on the agenda on May 8.

Ms. Tell granted a 182-day extension to 11/1/07.

Case: CE07040234

Constantinos Kapakos
342 Southwest 22nd Street

Ms. Bazer announced that certified mail sent to the owner was accepted on 5/29/07.

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

- 18-27(a) : THERE IS TRASH AND DEBRIS ON THE PROPERTY.
- 9-280(b) : THE TILE ROOF IS DAMAGED AND IN DISREPAIR, COVERED WITH TARP.
- 9-313(a) : THERE ARE NO HOUSE NUMBERS VISIBLE FROM THE ROADWAY.

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

Mr. Constantinos Kapakos, said the trash had been removed and the house numbers were on, and he had an appointment with a roofer this afternoon. Officer Thime stated Officer Eaton had recommended 28 days for the roof and 14 days for the trash and house number violations.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) and 9-313(a) within 14 days or a fine of \$25 per day, per violation, and with 9-280(b) within 56 days or a fine of \$25 per day.

Case: CE07032004

Marilyn Gallington
2845 Southwest 4th Street

Ms. Bazer announced that certified mail sent to the owner was accepted on 5/25/07.

Ms. Mary Rich, Code Enforcement Officer, testified to the following violation:

- 9-304(b) : THERE ARE TRAILERS PARKED ON LAWN/GRASS AREA ON PROPERTY.

Officer Rich presented photos of the property to Ms. Tell and said Ms. Gallington had informed her the trailers had been removed. Officer Rich recommended ordering compliance within 14 days to allow her to reinspect, or a fine of \$25 per day.

Ms. Marilyn Gallington, owner, confirmed the trailers had been removed.

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

Case: CE06110428

Edmund Flak
2733 Northeast 32 Street

Request For Extension

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

Mr. Andrew Flak, executor, requested a 60-day extension. He stated he was awaiting plan approval for an addition on the house.

Ms. Ingrid Gottlieb, Code Enforcement Officer, had no objection to an extension.

Mr. Flak said he had requested an extension prior to the compliance date. Officer Gottlieb confirmed this. Ms. Tell said Mr. Flak would not be fined for the 13 days the property was already out of compliance since he had requested an extension prior to the compliance date.

Ms. Tell granted a 77-day extension to 9/6/07.

Case: CE06081765

Alvin Johnson
3440 Berkeley Boulevard

Hearing to Impose Fine

Supervisor Murray announced that this case was first heard 4/5/07 to comply by 4/15 and 4/19/07; 1 section at \$25 per day and 1 section at \$100 per day. The property was not complied and the City was requesting imposition of an \$8,150 fine and its continued accrual until the property was complied.

Mr. Alvin Johnson, owner, requested an extension. He explained that the boat trailer was registered, and he had bought new tires for it, so he only needed to comply the ground cover violation.

Mr. Andre Cross, Code Enforcement Officer, said he had visited the property the previous day, and the trailer had no tag, so he could not comply the violation. Mr. Johnson said the person he spoke to when he registered the boat informed him that the boat registration number was all that was needed, not a physical tag for the trailer. Officer Cross clarified the trailer needed an individual registration. Mr. Johnson agreed to see to this, and asked for 28 days to comply both violations. Supervisor Murray recommended allowing 4 months to comply the ground cover violation.

Ms. Tell granted a 28-day extension to 7/19/07, to comply 9-281(b) and 119 days to 10/18/07, for BCZ 39-79(e), and ordered Mr. Johnson to attend the 10/18/07 hearing.

Case: CE07020858

Request for Extension

48 Hendricks LLC
40 Hendricks Isle

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

Ms. Ursula Thime, Code Enforcement Officer, explained that she was not an expert in noise level violations, and Officer Ackley had taken the case over from her.

Mr. Len Ackley, Code Enforcement Officer, stated he had done the sound tests, and the generator originally operated at 81 decibels and was currently operating at 70.1 decibels. In order to comply, the generator must be at 55 decibels at night and 60 decibels in the daytime.

Mr. Alan Krinzman, attorney for the owner/developer, said they had a solution. Ms. Tell advised Mr. Krinzman and Mr. Tucker to consult with Officer Ackley, and then she would return to the case.

Upon returning to the case, Officer Ackley said he had agreed to recommend a 60-day extension. Officer Ackley presented the case file and his qualifications to Ms. Tell.

Ms. Tell granted a 63-day extension to 8/23/07.

[Ms. Tell was later informed that this was the incorrect date for the August hearing and Ms. Bazer agreed to contact Mr. Krinzman regarding the correct date: 8/16/07.]

Case: CE07011429

Request For Extension

William & Carrie Lee Gadson
1137 Northwest 15 Street

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

Ms. Carrie Gadson, owner, said they were in the process of evicting the tenant, and requested an extension.

Ms. Cheryl Pingitore, Code Enforcement Officer, had no objection to a 56-day extension.

Ms. Manning confirmed that Ms. Gadson had requested an extension on May 16. Ms. Tell said Ms. Gadson would not be fined for the 34 days the property was already out of compliance since she had requested an extension prior to the compliance date.

Ms. Tell granted a 56-day extension to 8/16/07.

Case: CE07030233

Katherine Harrington Revocable Trust
3101 Northeast 57th Court

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

- 6-2 : THERE ARE CATS RUNNING FREE ON THE PROPERTY AND ONTO NEIGHBORING PROPERTIES.
- 6-34 : THERE ARE AT LEAST FOUR (4) CATS BEING KEPT AT THIS PROPERTY. THIS CONSTITUTES A KENNEL, AND MUST BE LICENSED AS SUCH.
- 6-7(b)(4) : THE CATS ARE URINATING AND DEFECATING OUTDOORS AND ON NEIGHBORING PROPERTIES CAUSING UNSANITARY CONDITIONS AND AN OFFENSIVE ODOR.

Officer Gottlieb said she had visited the property and seen “several cats running around.” She also had letter from neighbors regarding the cats, and had spoken to neighbors who informed her the cats were running around their properties as well. Officer Gottlieb said she had “smelled a very strong odor” on the property. She said she had spoken to Ms. Liggett Sonn, who informed her that she would have some of the cats removed from the property.

Officer Gottlieb presented the neighbors’ letters to Ms. Tell, and Ms. Liggett Sonn presented papers to Officer Gottlieb.

Ms. Kim Liggett Sonn, the owner’s son’s fiancée, reported that she had taken seven cats to the Humane Society the previous day, and those were the papers she had presented. She had kept four cats. Officer Gottlieb informed Ms. Liggett Sonn that she

could only keep three cats, and Ms. Liggett Sonn agreed to bring another cat to the Humane Society.

Ms. Liggett Sonn agreed to try to train the cats to stay in the house from now on. She explained that the odor of which neighbors complained was caused by un-neutered males, and she pointed out that all of her cats were neutered or spayed.

Mr. Maurice Murray, Code Enforcement Supervisor, felt that removal of some of the cats would reduce the odors.

Officer Gottlieb presented the case file to Ms. Tell.

Ms. Tell granted a 21-day extension to 7/12/07 for 6-34 or a fine of \$25 per day, and a 56-day extension to 8/16/07 for 6-2 and 6-7(b)(4) or a fine of \$25 per day, per violation.

Case: CE06120600

Hearing to Impose Fine

Jose Salmeron & Aurora De Salmeron
509 Southeast 23rd Street

Ms. Bazer announced that this case was first heard 3/15/07 to comply by 5/10/07; 1 section at \$25 per day. The property was complied and the City was recommending that no fine be imposed.

Ms. Tell explained the situation to Mr. Salmeron in Spanish.

Mr. Jose Salmeron, owner, thanked Ms. Tell.

Ms. Tell imposed no fine.

Case: CE06101641

Hearing to Impose Fine

Restoring Grace Community Church Inc
1141 Northwest 8th Avenue

Ms. Bazer announced that this case was first heard 1/18/07 to comply by 5/17/07; 1 section at \$100 per day. The property was complied and the City was requesting imposition of a \$2,800 fine.

Ms. Irma Westbrook, Code Enforcement Officer, recommended imposition of the full fine.

Mr. Jerome Symonette, pastor, said he had been trying to get a window contractor to replace the windows; a contractor he had originally spoken to had never done the work. Mr. Symonette explained they had needed to raise the funds for the windows and to find another contractor. He asked Ms. Tell to reduce the fines.

Ms. Tell imposed a \$500 fine.

Case: CE06110572
Kevin & Deena Court
6800 Northwest 26th Terrace

Ordered to Reappear from 5/17/07

Ms. Bazer announced that the owner was ordered to reappear from the 5/17/07 hearing.

Ms. Tuchette Torres, Code Enforcement Officer, said she had visited the property at approximately 10:24 a.m. the previous day, and the property was not complied, but Mr. Court had shown her his own digital photos in his camera today that indicated the property was now complied.

Mr. Court had signed in for the hearing but could not be located, so Ms. Tell agreed to allow Officer Torres two weeks to reinspect the property.

Ms. Tell granted a 14-day extension to 7/5/07.

Case: CE05121218
Synergy Property Services Inc
705 Northwest 2nd Street

Hearing to Impose Fine

Ms. Bazer announced that this case was first heard 6/1/06 to comply by 7/31/06; 6 sections at \$100 per day. The property was not complied and the City was requesting imposition of a \$121,800 fine and its continued accrual until the property was complied.

Ms. Erika Hernandez, the owner's representative, stated the trash and overgrowth was complied. Mr. John Gossman, Code Enforcement Supervisor, agreed to have an officer reinspect the property within 24 hours.

Ms. Bazer informed Ms. Tell that the case was on the Unsafe Structures Board agenda that day, and recommended an extension to see the results of that hearing.

Ms. Tell granted an extension to 7/19/07.

Case: CE06011662
3904 Southwest 13 Partners LLC
3904 Southwest 13th Court

Request for Extension

Ms. Bazer announced the owner was requesting an extension.

Ms. Michelle Dallin, the owner's representative, requested a six-month extension.

Mr. Wilson Quintero, Code Enforcement Officer, confirmed that the City had been doing street work in the area, and had no objection to a 6-month extension. He informed Ms.

Tell that the owner had requested an extension on 5/24, so no fines should have already accrued. Ms. Tell said the owner would not be fined for the 13 days the property was already out of compliance since Ms. Dallin had requested an extension prior to the compliance date.

Ms. Tell granted a 182-day extension to 12/20/07.

Case: CE06120799
17 Street Partners LLC
900 Southeast 17th Street

Hearing to Impose Fine

Ms. Bazer announced that this case was first heard 2/15/07 to comply by 4/19/07: 1 section at \$50 per day. The property was complied and the City was requesting imposition of a \$475 fine [reduced from \$950].

Ms. Ursula Thime, Code Enforcement Officer, explained that Officer Eaton had recommended reduction of the fine to \$475 because since appearing before the Special Magistrate, the representative had acted diligently to comply.

Mr. John Dudzenski, lessee, requested Ms. Tell impose no fine. He said they had been delayed waiting for the City to issue a permit, and complying with some additional requirement from the City. Officer Thime reported Officer Eaton had visited the property 16 times since December 2006.

Ms. Tell imposed a \$225 fine

Case: CE06110492
Grif-Ko Apartments Inc
2001 South Federal Highway

Ordered to Reappear from 4/19/07

Ms. Bazer announced that the owner had been ordered to reappear at the 4/19 hearing.

Mr. William Isenberg, owner, requested a 60-day extension to finish the windows and the roof. He informed Ms. Tell that they were awaiting approval of their roof permit application.

Ms. Ursula Thime, Code Enforcement Officer, had no objection to the extension.

Ms. Tell granted a 56-day extension to 8/16/07.

Case: CE06120365
Oliver Glass
1600 Northwest 6th Street

Ordered To Reappear from 5/17/07

Ms. Bazer announced that the owner had been ordered to reappear at the 5/17/07 hearing.

Mr. Adam Feldman, Code Enforcement Officer, reported that the vehicle, bulk trash and debris were still present on the property.

Mr. Glass stated he had a truck ready to remove the trash today, and his father was in New York trying to find the car's title. Mr. Glass requested a 30-day extension.

Ms. Tell granted a 28-day extension to 7/19/07 and ordered Mr. Glass to attend that hearing.

Case: CE02101260
Shirley & Cheryl Weaver
2356 Northwest 14th Street

Hearing to Impose Fine

Supervisor Murray announced that this case was first heard 2/20/03 to comply by 2/27 and 3/22/03: 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 \$7,175 fine.

Ms. Cheryl Weaver, owner, said she was appearing on behalf of her mother. Ms. Tell explained the violations and the fines to Ms. Weaver. Ms. Weaver said the cars parking on the property had belonged to neighbors.

Mr. Walter Hamon, witness, confirmed that the tenants did not own the vehicle parked on the property.

Ms. Cheryl Pingitore, Code Enforcement Officer, said she had spoken with Cheryl Weaver since 2002 and the property was a rental. Officer Pingitore said there were several vehicles parked in the back yard from the tenants, not from the neighbors. There were also appliances, trash and debris on the property, and "literally no grass whatsoever" in the front yard. Officer Pingitore said there were photos in the case file showing the violations existed in 2003. Officer Pingitore said she had spoken to Ms. Weaver several times in 2003 and she was aware of the violations.

Officer Pingitore revisited the property on 6/19/07 and took photos showing that the property was still not maintained. Officer Pingitore felt the problem was that Ms. Weaver did not live in Fort Lauderdale and could not keep the property up. She informed Ms. Tell that there were current violations on the property as well.

Ms. Tuchette Torres, Code Enforcement Officer, confirmed that she had cited the property for new violations for which fines were running: the house needed painting; the driveway required repair, and the plumbing and interior ceiling were in disrepair.

Ms. Weaver said a tree had fallen on the house during hurricane Wilma and then the house had caught on fire. She still had not resolved these issues with the insurance company.

Mr. Leonard Champagne, Code Enforcement Officer, said he had tried to inspect the interior six to eight times but had been unsuccessful.

Officer Torres informed Ms. Tell that vagrants had caused the fire at the property and she had called to have the property boarded because the door was not secure. When the contractor went to board up the property, he had discovered someone living there. Officer Torres had spoken to the tenant and seen the interior violations and the roof problems. She said Ms. Weaver had told her no one was living at the property, but the occupant said Ms. Weaver let her live there. Officer Torres said other property owners on this street were fixing their properties up, and Ms. Weaver should take care of her property as well, or sell it.

Ms. Tell reduced the fine to \$3,000.

Case: CE06102845
New Daniel Investments LLC
3001 North Ocean Boulevard

Hearing to Impose fine

Supervisor Murray announced that the case was first heard 4/5/07 to comply by 5/3/07: 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.

Mr. James Dundorf, owner, requested a 60-day extension. He said he was in negotiation with a retailer to take over the building. In the meantime, he had applied for the board-up permit. Mr. Dundorf hoped the retailer would begin construction within 60 days and they would no longer need the permit.

Mr. Al Lovingshimer, Code Enforcement Officer, said the property did not pose any life safety issues; it was simply a matter of the permit. He did not object to the extension.

Ms. Tell granted a 63-day extension to 8/23/07.

Case: CE07030058
Jeffrey Platter
528 Northwest 23rd Avenue

Supervisor Murray announced that service was via posting on the property on 5/31/07 and at City Hall on 6/7/07.

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

- 18-27(a) : THE YARD IS NOT MAINTAINED. THE YARD IS OVERGROWN WITH GRASS, WEEDS AND OTHER PLANT LIFE. THERE IS TRASH, RUBBISH, AND SOLID WASTE SCATTERED ABOUT THE PROPERTY.

Officer Snow presented photos of the property and case file to Ms. Tell and recommended ordering compliance within 14 days, by 7/5/07 or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance within 14 days, by 7/5/07 or a fine of \$50 per day.

Case: CE07020434

Edward Masters
2459 Andros Lane

Supervisor Murray announced that service was via posting on the property on 5/10/07 and at City Hall on 6/7/07.

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

- 18-27(a) : THERE IS OVERGROWTH AND TRASH THROUGHOUT THE PROPERTY.
- 8-148 : THERE ARE TWO (2) DERELICT VESSELS DOCKED BEHIND PROPERTY.
- 9-280(b) : THERE ARE BROKEN WINDOWS THROUGHOUT THE PROPERTY.

Complied:

- 9-281(b) : THERE IS AN UNLICENSED TRAILER PARKED ON THE PROPERTY.
- 9-304(b) : THERE IS A TRAILER PARKED ON THE LAWN.

Officer Kaplan presented the case file to Ms. Tell and recommended ordering compliance with 18-27(a) within 14 days, by 7/5/07, or a fine of \$50 per day, and with 8-148 and 9-280(b) within 28 days, by 7/19/07, 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, by 7/5/07, or a fine of \$50 per day, and with 8-148 and 9-280(b) within 28 days, by 7/19/07, or a fine of \$50 per day, per violation.

Case: CE07030454

Charles & Donna Jordan
716 Southwest 4th Place

Supervisor Murray announced that service was via posting on the property on 5/30/07 and at City Hall on 6/7/07.

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

- 47-22.5.C. : POLITICAL SIGN ON PROPERTY AFTER ELECTION PERIOD.
- 47-22.9 : THERE IS AN UNPERMITTED SIGN ON THE PROPERTY.

- 9-304(b) : THERE IS A TRAILER PARKED ON THE PROPERTY'S GRASS SURFACE WHICH IS NOT A DUST-FREE PARKING AREA.

Officer Ackley reviewed a letter regarding the case from a neighbor, presented photos of the property and the case history to Ms. Tell 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 within 14 days or a fine of \$50 per day, per violation.

Case: CE07031419

Ravi & Christine Randhawa
319 Southwest 12th Avenue

Supervisor Murray announced that service was via posting on the property on 5/30/07 and at City Hall on 6/7/07.

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

- 18-27(a) : THERE IS TRASH AND LITTER ON THE PROPERTY.
- 24-27(b) : THE TRASH CONTAINERS ARE NOT REPLACED IN THE REQUIRED POSITION AFTER PICK-UP.

Officer Ackley presented photos of the property and the history, and remarked that this was a chronic problem. He requested Ms. Tell order compliance within 14 days or a fine of \$50 per day, per violation.

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

Case: CE07011649

Stipulated Agreement

Icilda Anderson
3312 Southwest 15th Street

Supervisor Murray announced that the Officer had a stipulated agreement with the owner to comply within 63 days or a fine of \$25 per day.

Violation:

- 9-304(b) : THERE IS A BLACK-TOP DRIVEWAY IN DISREPAIR ON THIS PROPERTY.

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

Case: CE07040432

Stipulated Agreement

Esa & David Natour
2162 Northwest 6th Street

Supervisor Murray announced that the Officer had a stipulated agreement with the owner to comply within 12 weeks or a fine of \$50 per day, per violation.

Violations:

- 47-19.4.D.8. : THERE IS A DUMPSTER ENCLOSURE IN DISREPAIR ON THIS PROPERTY.
- 47-20.20.H. : THE PARKING LOT ON THIS PROPERTY IS IN DISREPAIR.
- 9-280(b) : THERE ARE BUILDING COMPONENTS ON THIS PROPERTY THAT ARE IN DISREPAIR. THEY INCLUDE, BUT ARE NOT LIMITED TO METAL AIR CONDITIONER COVERINGS ON THE ROOF OF THE BUILDING, (MISSING).
- 9-306 : THERE ARE AREAS OF MISSING, CHIPPING, PEELING, DIRTY, STAINED PAINT ON THE EXTERIOR WALLS OF THE BUILDING AND DUMPSTER ENCLOSURE ON THIS PROPERTY.

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

Case: CE07011999

Stipulated Agreement

Tipapou Etienne
3134 Southwest 15th Court

Supervisor Murray announced that the Officer had a stipulated agreement with the owner to comply 9-280(h)(1) and 9-306 within 63 days, by 8/24/07, or a fine of \$25 per day, per violation.

Violations:

- 9-280(h)(1): THERE IS A CHAIN-LINK FENCE IN DISREPAIR ON THIS PROPERTY.
- 9-306 : THERE ARE WATER STAINS PRESENT ON THE EXTERIOR WALLS ON THIS HOUSE.

Complied:

- 9-304(b) : THERE ARE VEHICLES PARKED ON GRASS SURFACES ON THIS PROPERTY.
- BCZ 39-79(e) : THERE ARE AREAS OF DEAD/MISSING GROUND COVER ON THIS PROPERTY.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 63 days, by 8/24/07, or a fine of \$25 per day, per violation.

Case: CE06100114

Southeast Conference Association
of 7th Day Adventists Inc.
1227 Northwest 6th Street

Ms. Bazer announced that certified mail sent to the owner was accepted on 5/30/07.

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

- 9-329(b) : THE BUILDING HAS BEEN BOARDED AND DOES NOT HAVE THE REQUIRED CERTIFICATE PER CODE ORDINANCE.

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

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

Case: CE06120632

HS 17th Street LLC

415 Southeast 17th Street

Ms. Bazer announced that certified mail sent to the owner and registered agent were accepted on 5/29/07.

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

- 9-328(b) : VACANT BUILDING HAS BEEN BOARDED WITHOUT THE REQUIRED BOARD-UP CERTIFICATE.

Officer Thime presented the inspection report, case history and photos, and stated Officer Eaton had a verbal agreement with the property manager to comply within 35 days or a fine of \$50 per day.

Ms. Tell found in favor of the City, and ordered compliance within 56 days or a fine of \$50 per day.

Case: CE07030624

Peter Quinn

336 Southwest 22nd Street

Ms. Bazer announced that service was via posting on the property on 5/29/07 and at City Hall on 6/7/07.

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

- 9-281(b) : THERE IS AN INOPERABLE GREEN PANEL TRUCK ON THIS PROPERTY.

Complied:

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

Officer Thime presented the inspection report, photos and case history to Ms. Tell and recommended ordering compliance with 9-281(b) within 14 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-281(b) within 14 days or a fine of \$100 per day.

Case: CE07051178

Maria De Jesus Guerreiro Bispo
3337 East Oakland Park Boulevard

Supervisor Murray announced that certified mail sent to the owner was accepted on 5/25/07.

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

- 47-19.9 : MOVEABLE FIGURINES, TABLES, CHAIRS AND BENCHES OUTSIDE OF BUILDING ON PUBLIC WALKWAY.

Officer Lovingshimer said the tables and chairs had been removed, but a figurine remained. He presented the inspection report and photos of the property to Ms. Tell and recommended ordering compliance within 14 days or a fine of \$50 per day.

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

Case: CE07031023

Stipulated Agreement

Douglas Fleishman
2070 Northwest 30th Terrace

Supervisor Murray announced that the Officer had a stipulated agreement with the owner to comply within 42 days or a fine of \$25 per day.

Violation:

- 9-306 : THE HOUSE ON THIS PROPERTY HAS AREAS OF DIRTY AND STAINED PAINT.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 42 days or a fine of \$25 per day.

Case: CE06121060

Stipulated Agreement

Hugh & Elva Barger
5510 Northeast 18th Avenue

Supervisor Murray announced that certified mail sent to the owner was accepted on 6/1/07 and the Officer had a stipulated agreement with the owner to comply 47-21.8 within 4 weeks or a fine of \$25 per day, and to comply 9-306 within 12 weeks or a fine of \$25 per day.

Violations:

- 47-21.8 : THE LANDSCAPING IS NOT BEING MAINTAINED. THE PROPERTY IS COVERED WITH WEEDS.
- 9-306 : THERE ARE AREAS OF MISSING, FADED AND CRACKED PAINT ON THE STRUCTURE.

Complied:

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

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 47-21.8 within 4 weeks or a fine of \$25 per day, and with 9-306 within 12 weeks or a fine of \$25 per day.

Case: CE07041034

Stipulated Agreement

Jean Crocker

1500 North Victoria Park Road

Supervisor Murray announced that the Officer had a stipulated agreement with the owner to comply 47-19.9 within 14 days or a fine of \$25 per day, and to comply 9-281(b) within 7 days or a fine of \$100 per day.

Violation:

- 47-19.9 : RUSTED POD STORED ON THE PROPERTY FOR AN EXTENDED PERIOD OF TIME.
- 9-281(b) : DERELICT VEHICLE (VAN) STORED ON THE PROPERTY.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 47-19.9 within 14 days or a fine of \$25 per day, and with 9-281(b) within 7 days or a fine of \$100 per day.

Case: CE07040905

Stipulated Agreement

Symphilis Saint Fleury

1419 Northeast 2nd Avenue

Supervisor Murray announced that the Officer had a stipulated agreement with the owner to comply 9-308(a) within 5 weeks or a fine of \$50 per day.

Violation:

- 9-308(a) : THE ROOF IS NOT SECURED IN A WATER TIGHT MANNER. THE ROOF IS LEAKING INTO THE APARTMENT BELOW.

Complied:

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

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 9-308(a) within 5 weeks or a fine of \$50 per day.

Case: CE06030272

Hearing to Impose Fine

William Peacock
2409 Southwest 29 Way

Supervisor Murray confirmed for Ms. Tell that the property was not complied and the City was requesting imposition of a \$1,550 fine and its continued accrual until the property was complied.

Ms. Tell ordered the \$1,550 fine imposed and its continued accrual until the property was complied.

Case: CE06030791

Hearing to Impose Fine

Frederick Walters
4721 Bayview Drive

Supervisor Murray confirmed for Ms. Tell that 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 ordered the \$2,400 fine imposed and its continued accrual until the property was complied.

Case: CE07010446

Hearing to Impose Fine

Schmidt & Partner USA Inc
3011 Northeast 57th Court

Supervisor Murray confirmed for Ms. Tell that the property was not complied and the City was requesting imposition of an \$850 fine and its continued accrual until the property was complied.

Ms. Tell ordered the \$850 fine imposed and its continued accrual until the property was complied.

Case: CE07010650

Hearing to Impose Fine

Dorit Levy
1406 Northeast 62nd Street

Supervisor Murray confirmed for Ms. Tell that the property was not complied and the City was requesting imposition of a \$1,650 fine and its continued accrual until the property was complied.

Ms. Tell ordered the \$1,650 fine imposed and its continued accrual until the property was complied.

Case: CE07010972

Hearing to Impose Fine

Louis Sager Land Trust
605 Northwest 14th Terrace

Supervisor Murray confirmed for Ms. Tell that the property was not complied and the City was requesting imposition of a \$14,400 fine and its continued accrual until the property was complied.

Ms. Tell ordered the \$14,400 fine imposed and its continued accrual until the property was complied.

Case: CE07011852

Hearing to Impose Fine

Glodine Joasil
1182 Southwest 30th Avenue

Supervisor Murray confirmed for Ms. Tell that the property was not complied and the City was requesting imposition of a \$3,800 fine and its continued accrual until the property was complied.

Ms. Tell ordered the \$3,800 fine imposed and its continued accrual until the property was complied.

Case: CE07020165

Hearing to Impose Fine

Clyde Harman
1628 Northwest 7th Avenue

Supervisor Murray confirmed for Ms. Tell that the property was not complied and the City was requesting imposition of a \$6,000 fine and its continued accrual until the property was complied.

Ms. Tell ordered the \$6,000 fine imposed and its continued accrual until the property was complied.

Case: CE07020384

Hearing to Impose Fine

Andre Plancher
1107 Northwest 15th Street

Supervisor Murray confirmed for Ms. Tell that the property was not complied and the City was requesting imposition of a \$9,600 fine and its continued accrual until the property was complied.

Ms. Tell ordered the \$9,600 fine imposed and its continued accrual until the property was complied.

Case: CE07020952

Hearing to Impose Fine

Ira Lang
5200 North Federal Highway

Supervisor Murray confirmed for Ms. Tell that 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.

Ms. Tell ordered the \$1,700 fine imposed and its continued accrual until the property was complied.

Case: CE07021044

Hearing to Impose Fine

June Thomas
1005 Southeast 6th Street

Supervisor Murray confirmed for Ms. Tell that the property was not complied and the City was requesting imposition of a \$72,000 fine and its continued accrual until the property was complied.

Ms. Tell ordered the \$72,000 fine imposed and its continued accrual until the property was complied.

Case: CE07021543

Hearing to Impose Fine

Jack & Laurie Diprima
540 Northeast 14th Place

Supervisor Murray confirmed for Ms. Tell that the property was not complied and the City was requesting imposition of an \$850 fine and its continued accrual until the property was complied.

Ms. Tell ordered the \$850 fine imposed and its continued accrual until the property was complied.

Case: CE07030996

Hearing to Impose Fine

Mitsy Hill
1224 Northeast 2nd Avenue - APT. B

Supervisor Murray confirmed for Ms. Tell that the property was complied and the City was requesting imposition of a \$3,100 fine.

Ms. Tell ordered the \$3,100 fine imposed.

Case: CE07031033

Hearing to Impose Fine

Chris Adach
1043 Northwest 17th Avenue

Supervisor Murray confirmed for Ms. Tell that the property was not complied and the City was requesting imposition of a \$24,000 fine and its continued accrual until the property was complied.

Ms. Tell ordered the \$24,000 fine imposed and its continued accrual until the property was complied.

Case: CE06110489

Ordered to Reappear from 4/19/07

Grif-Ko Apartments Inc
2075 South Federal Highway

Supervisor Murray stated the owner had been present earlier and he recommended a 56-day extension to 8/16/07 for this case, as had been granted for the other case for this owner.

Ms. Tell granted a 56-day extension to 8/16/07.

Case: CE06120092

Request For Extension

Leon Teawalt, Pauletta Moran &
Mary Hammonds
1931 Southwest 37th Terrace

Supervisor Murray announced that the owner had requested an extension but had not attended the hearing.

Ms. Tell denied the request for an extension.

Case: CE07010285

Request For Extension

J. W. Field
1225 Northwest 10th Place

Supervisor Murray announced that the owner had requested an extension but had not attended the hearing.

Ms. Tell denied the request for an extension.

Case: CE06061375

Carmelle Elie
3171 Northwest 67th Court

Supervisor Murray announced that certified mail sent to the owner was accepted on 5/25/07.

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

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

Officer Torres presented the case history and photos of the property to Ms. Tell and recommended ordering compliance within 4 weeks or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance within 4 weeks or a fine of \$25 per day.

Case: CE07041028

John Mink Revocable Trust
Kevin Mink, Trustee
5788 Northwest 9th Avenue

Supervisor Murray announced that certified mail sent to the owner was accepted on 5/25/07.

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

- 18-27(a) : THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS ON THE PROPERTY.
- 9-280(b) : THE ROOF ON THE PROPERTY IS IN DISREPAIR.
- 9-281(b) : THERE IS A GRAY, INOPERABLE UNKNOWN MAKE OF VEHICLE STORED/PARKED IN THE REAR OF THE PROPERTY.
- 9-306 : THE BUILDING HAS STAINED AND/OR MISSING PAINT.
- 24-29(a) : THE AREA SURROUNDING TRASH CONTAINER IS NOT MAINTAINED IN A GOOD, CLEAN, SANITARY CONDITION ON THE PROPERTY.

Officer Torres presented the case history and photos of the property to Ms. Tell and recommended ordering compliance with 9-281(b) within 14 days or a fine of \$100 per day with the right to tow the vehicle, with 18-27(a), 9-306 and 24-29(a) within 14 days or a fine of \$100 per day and with 9-280(b) within 4 weeks or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-281(b) within 14 days or a fine of \$100 per day with the right to tow the grey vehicle, with 18-27(a), 9-306 and 24-29(a) within 14 days or a fine of \$100 per day and with 9-280(b) within 4 weeks or a fine of \$100 per day.

Case: CE07041251

David & Yvonne Winfrey
3367 Northwest 63rd Street

Supervisor Murray announced that certified mail sent to the owner was accepted on 5/25/07.

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

- 9-306 : THE BUILDING, INCLUDING THE FASCIA BOARD, ON THIS PROPERTY HAS STAINED AREAS OF PAINT ON IT.
- 9-308(a) : THE ROOF ON THIS PROPERTY IS DIRTY AND STAINED.
- BCZ 39-275(6)(b) : THERE ARE MISCELLANEOUS ITEMS STORED OUTSIDE ON THE PROPERTY.

Officer Torres presented the case history and photos of the property to Ms. Tell and 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: CE07050038

Miguel & Pedro Amaya
3111 Northwest 68th Court

Supervisor Murray announced that certified mail sent to the owner was accepted on 5/31/07.

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

- 9-280(h)(1) : THE FENCE ON THE PROPERTY IS NOT IN A REASONABLY CLEAN CONDITION.
- 9-306 : THE BUILDING ON THE PROPERTY HAS WATER STAINS ON IT.

Officer Torres presented photos of the property and the case history and 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: CE07010715

2495 East Commercial Boulevard
2495 East Commercial LLC

Supervisor Murray announced that service was via posting on the property on 5/29/07 and at City Hall on 6/7/07.

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

- 18-27(a) : THERE IS OVERGROWTH ON THE PROPERTY AND SWALE.
- 47-22.6.F. : THERE IS A POLE SIGN IN DISREPAIR ON THIS PROPERTY.

Complied:

- 47-22.3.C. : THERE IS A BANNER SIGN ON THE BUILDING.
- 9-306 : THE BUILDING HAS AREAS THAT ARE DIRTY OR MISSING PAINT.

Officer Gottlieb presented photos of the property and the case history and recommended ordering compliance with 18-27(a) and 47-22.6.F. 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) and 47-22.6.F. within 14 days or a fine of \$50 per day, per violation.

Case: CE07041057

Edkar Investments Inc
4500 North Federal Highway

Supervisor Murray announced that certified mail sent to the owner and the registered agent were accepted on 5/25/07.

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

- 18-27(a) : THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS ON THE PROPERTY AND SWALE.
- 9-276(c)(3) : THERE ARE RODENTS ON THE PROPERTY.
- 9-280(b) : THERE IS MISSING AND ROTTED WOOD ON THE STRUCTURE.
- 9-280(g) : THERE IS EXPOSED ELECTRICAL WIRING ON THE EXTERIOR OF THE STRUCTURE.

Officer Gottlieb presented photos of the property and the case history and recommended ordering compliance within 4 weeks or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance within 4 weeks or a fine of \$50 per day, per violation.

Case: CE07022137

Jeremiah Blaize
1121 Northeast 10th Avenue

Supervisor Murray announced that service was via posting on the property on 6/5/07 and at City Hall on 6/7/07.

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

- 9-280(h)(1) : THE FENCE IS IN SERIOUS DISREPAIR, ESPECIALLY IN THE REAR OF THE PROPERTY.

Officer Feldman presented the inspection report and 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: CE07020547

Ella Sobolevsky
525 West Sunrise Boulevard

Supervisor Murray announced that certified mail sent to the owner was accepted on 6/6/07.

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

- 47-22.9 : POLE SIGN ERECTED WITHOUT PERMITS.

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

Ms. Tell found in favor of the City and ordered compliance within 14 weeks or a fine of \$50 per day.

Case: CE07031164

Shawn Michael & Kelly Orser
726 Northwest 18th Street

Supervisor Murray announced that service was via posting on the property on 5/29/07 and at City Hall on 6/7/07.

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

- 18-27(a) : THERE IS RUBBISH, TRASH, DEBRIS AND OVERGROWTH ON THE PROPERTY AND SWALE.
- 25-4 : THE SIDEWALK IS BEING OBSTRUCTED BY PLANT MATERIAL.
- 9-305(b) : THE LANDSCAPE ON THE PROPERTY IS NOT BEING KEPT IN A HEALTHY, NEAT APPEARANCE.

Officer Westbrook presented photos of the property, the inspection report and notice of violation and 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: CE07041490

Seraphin Exantus
1308 Northeast 2nd Avenue

Supervisor Murray announced that certified mail sent to the owner was accepted on 5/25/07.

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

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

Officer Westbrook presented photos of the property, the inspection report and notice of violation and recommended ordering compliance within 14 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 14 days or a fine of \$100 per day, with the right to tow the Concorde.

Case: CE07041847

Providence Deliard
1633 Northwest 8th Avenue

Certified mail sent to the owner was accepted on 5/29/07.

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

- 47-19.9 : THERE IS OUTSIDE STORAGE OF A REFRIGERATOR AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.
- 9-304(b) : THE PARKING LOT IS NOT BEING MAINTAINED. THE WHEEL STOPS ARE NOT SECURED AND THE PARKING STRIPES ARE FADED OR MISSING.
- 9-313(a) : HOUSE NUMBERS NOT DISPLAYED OR VISIBLE FROM THE STREET.

Complied:

- 9-281(b) : THERE IS A GRAY UNLICENSED, INOPERABLE FORD TAURUS AND A RED TOYOTA TRUCK ON THE PROPERTY.

Officer Westbrook presented photos of the property and the inspection report and recommended ordering compliance with: 47-19.9 and 9-313(a) within 14 days or a fine of \$50 per day, per violation, and with 9-304(b) within 28 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance with: 47-19.9 and 9-313(a) within 14 days or a fine of \$50 per day, per violation, and with 9-304(b) within 28 days or a fine of \$50 per day.

Case: CE07030483

Richard Hinton
2900 Northwest 20th Street

Supervisor Murray announced that certified mail addressed to the owner was accepted on 6/6/07.

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

- 18-27(a) : THERE IS TRASH AND LITTER SCATTERED ABOUT THIS PROPERTY.
- 9-306 : THERE ARE AREAS OF STAINED AND DIRTY PAINT ON THIS BUILDING.

Officer Cross presented photos of the property, the inspection report and the case history and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$25 per day, and with 9-306 within 35 days or a fine of \$25 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 9-306 within 35 days or a fine of \$25 per day.

Case: CE07030490

W. & Annie Byas
3064 Northwest 20th Street

Ms. Bazer announced that certified mail addressed to the owner was accepted on 5/25/07.

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

- 9-304(b): THE DRIVEWAY ON THIS PROPERTY IS BROKEN UP AND IN DISREPAIR.
- 9-306 : THERE ARE AREAS OF DIRTY AND STAINED PAINT ON THIS BUILDING.

Officer Cross presented the case history, inspection report and photos of the property to Ms. Tell and recommended ordering compliance within 18 weeks or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance within 18 weeks or a fine of \$25 per day, per violation.

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:

CE07022167	CE07031099	CE07050077	CE06102112
CE07031639	CE07040097	CE07041200	CE07041203
CE07050869	CE07040127	CE07011501	CE07030285
CE07041594	CE07040472	CE07021943	CE07021632
CE07031930	CE07040925	CE07041587	CE07021026
CE06121582	CE07021847	CE07021859	CE07040819
CE07031672	CE07010082	CE07041253	CE07041840
CE07010694	CE07030854	CE07050461	CE07040785
CE07020576	CE07030312	CE07041229	CE07040560
CE07041586	CE07040736	CE07041456	CE07041467
CE07050231	CE07050536	CE06121113	CE07021296
CE07030496	CE07041419	CE07041421	CE07041561
CE07041692	CE07050037	CE07050125	CE07050127

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:

CE07040095	CE07040163	CE07030117	CE07040605
CE07040130	CE07021472	CE07041009	CE07030917
CE07030796	CE07040844	CE07041879	CE07050371
CE07032113	CE07041589		

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:

CE06092053	CE07032040	CE06080285
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Cases Rescheduled

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

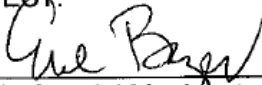
CE07030572	CE07031625	CE07030965	CE07022177
CE07050099	CE07041147		

There being no further business, the hearing was adjourned at 12:50 p.m.



SPECIAL MAGISTRATE

ATTEST:



Clerk, Special Magistrate