

SPECIAL MAGISTRATE HEARING
City Commission Meeting Room
Meah Tell Presiding
July 19, 2007
9:00 A.M. – 1:26 P.M.

Staff Present:

Eve Bazer, Clerk of Special Magistrate Supervisor
Brian McKelligett, Clerk of Special Magistrate Supervisor
Sue Manning, Secretary, Special Magistrate
Mary Allman, Secretary Special Magistrate
Ginger Wald, Assistant City Attorney
Lindwell Bradley, Code Enforcement` Supervisor
Peggy Burks, Code Enforcement 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
Karl Lauridsen, Community Landscape Officer
Al Lovingshimer, Code Enforcement Officer
Mike Maloney, Code Enforcement Officer
Skip Margerum, Community Inspections Supervisor
Cheryl Pingitore, Code Enforcement Officer
Wilson Qiuntero, Code Enforcement Officer
Mary Rich, Code Compliance Officer
Bill Snow, Code Enforcement Officer
Ursula Thime, Code Enforcement Officer
Tuchette Torres, Code Enforcement Officer
Salvatore Viscusi, Code Enforcement Officer
Irma Westbrook, Code Enforcement Officer

Also Present:

CE06110842: Eddie Ellis, owner
CE07022177: Timothy Smith, broker; Victor Rones, attorney; Beverly Penzell, attorney's secretary
CE06010380: Hope Calhoun, attorney
CE07060623: Bruce Hendershaw, owner
CE05121218: Erica Hernandez, property manager
CE05111134: James Ackerman, owner
CE07040228: Shelby Herring, owner

CE07021639: David Lopez, owner
CE06121043: David Zinn, owner; Marsh Criplint, bank representative
CE07050099: Ron Mastriana, attorney
CE07052072: Daina Scott, owner
CE07021618: Dragan Stanic, Power of Attorney
CE07010513: Robert Webster, owner
CE06111652: Arturo Bengochea, architect
CE07030031: Sherry Bell, Power of Attorney
CE07011489: Charles Leonard, the owner's attorney; Stephen Healy, CVS representative
CE07031377: Helen Bowman, owner, Marcus Leon
CE06120092: Leon Teawalt, owner; Lula Shaver, sister in law
CE03100773: Thomas Moss, attorney
CE07030572: Agnes Rivers, pastor
CE05111270: Abelardo Perez, owner
CE07060049: Bradley Botkin, neighbor; Alda Tylinski, owner; Krzysztof Tylinski, owner
CE07051853: Chapman Smith, attorney
CE07031625: Irene Richmon, owner; Natalie Pappas, attorney
CE07020150: Emily Phillips, tenant's attorney
CE07020232: Wayne Gierum, tenant
CE06110776: Robert Dally, vice president; David Covalt, engineer
CE06020579: Clare Murphy, owner
CE07051541: Sharon Strange, neighbor

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.

Case: CE07021618

Ragnhild Moberg
1425 Southwest 31st Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 6/23/07.

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

9-329(a)

BUILDING IS BOARDED WITHOUT OBTAINING A CITY
ISSUED BOARD-UP CERTIFICATE.

Officer Kaplan presented photos of the property and the case file to Ms. Tell and recommended ordering compliance within 14 days or a fine of \$100 per day.

Mr. Dragan Stanic, Power of Attorney, agreed to comply, and requested more than 14 days. Officer Kaplan said the owner intended to demolish the property and this would take approximately 45 days.

Ms. Tell found in favor of the City and ordered compliance within 42 days, by 8/30/07, or a fine of \$100 per day.

Case: CE07050099

Mark Steinberger
1243 Northeast 11th Avenue

Mr. McKelligett announced that service was via appearance.

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

47-20.2.A.

PROPERTY DOES NOT MEET MINIMUM PARKING SPACE
REQUIREMENTS AS SPECIFIED IN TABLE 1 FOR A
BAR/NIGHTCLUB.

47-20.20.J.

PARKING SPACES WERE CHANGED WITHOUT PERMITS OR
APPROVAL AND DO NOT MEET ULDR REQUIREMENTS.

47-20.4 B.1.

OFF-SITE PARKING THAT HAS NOT BEEN PERMITTED OR
APPROVED.

Officer Davis explained that the new bar owner had converted a storage room into additional bar floor space, changing the parking requirements. Some of their original parking spaces had been altered without a permit. The owner had also entered into a valet parking agreement with some other nearby business owners without going through the City's valet agreement process.

Officer Davis said she had met with the owner, who did have a plan to resolve the issues which Mr. Mastriana would present.

Mr. Ron Mastriana, attorney for the respondent, stated the alterations had been made in 1997 by the previous owner. The current owner intended to work through the Planning and Zoning Department to resolve the parking issues. Mr. Mastriana requested 90 days to complete the valet parking process. If this failed, they might request a variance.

Officer Davis submitted the case file to Ms. Tell.

Ms. Tell continued the case to 10/18/07.

Case: CE07031625

Ilene Richmond Living Trust &
H.S. & L. Vreeland Trust, et al
2941 East Las Olas Boulevard
Tenant: Payless Flea Market

Mr. McKelligett announced that service was via appearance.

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

9-280(b)

AWNING IS IN DISREPAIR AND MISSING SECTIONS OVER
PUBLIC WALKWAY. THERE ARE SECTIONS OF CONCRETE
SEPARATING FROM THE STRUCTURE.

9-280(g)

THERE ARE DAMAGED LIGHTING FIXTURES WITH EXPOSED
WIRING.

Officer Lovingshimer explained that there were complicated legal issues involving this property and he would defer to the Assistant City Attorney. He presented the inspection reports and photos of the property to Ms. Tell.

Ms. Ginger Wald, Assistant City Attorney, explained that there was currently a dispute in court between the owner and the tenant regarding whether or not there was a lease on the property. The owner was contending there was no lease and the tenant was contending there was a lease, obligating him to make repairs on the property.

Ms. Irene Richmond, owner, explained there had been a dispute with this tenant for almost four years. She stated that tenant was utilizing the services of a homeless man to make repairs on the property. Ms. Richmond said she had been unable to remove the tenant and was also unable to make repairs on the property herself.

Ms. Richmond said the tenant had agreed to make repairs, and she wanted the tenant to utilize the services of licensed, bonded contractors, with City permits. She asked Ms. Tell to impose a short time frame for compliance.

Ms. Natalie Pappas, attorney for the tenant, informed Ms. Tell that her client had hired an engineer and a general contractor, who estimated it would take one month to obtain a permit and two months to complete the work. Ms. Pappas submitted a letter from an engineer and a letter from contractor into evidence. She requested 90 days to comply.

Ms. Tell noted that the letters did not specifically refer to the violations cited, and said she would take the attorney's representation that the work included the violations regarding the awning, sidewalk and lighting. Officer Lovingshimer said he was unsure whether the electrical fixtures were operable any longer. He recommended removing

the fixtures if they were no longer operational. Ms. Pappas agreed to advise her client of this.

Ms. Richmond felt the tenant was awaiting the results of their litigation and intended, if Ms. Richmond prevailed, to return to her a "dilapidated, in disrepair building." She informed Ms. Tell that their court date was set for mid-August.

Ms. Wald explained that if the civil matter were resolved earlier, the owner could phone and request to be put on an earlier Special Magistrate agenda.

Ms. Richmond reminded Ms. Tell she did not want to end up being responsible after 90 days for repairs the tenant had promised to make. Ms. Tell said she would be basing the 91 days on the representations of Ms. Pappas on behalf of the tenant that the tenant had retained a consulting engineer and a general contractor who would bring the property into compliance with 9-280(b) and 9-280(g) on or before October 18, 2007, and that this compliance would be effectuated at the expense of the tenant.

Ms. Tell assured everyone that neither the tenant nor the owner was waiving any rights regarding any possible reimbursement for the costs of the same in the future in connection with any pending litigation. Ms. Pappas also agreed that any health and safety issues regarding the lighting fixtures would be addressed within seven days.

Ms. Tell found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE06110842

Hearing to Impose Fine

Eddie Ellis

122 Southwest 24th Avenue

Mr. McKelligett announced that the case was first heard on 5/17/07 with compliance ordered by 6/14/07: 1 section at \$25 per day. The property was complied and the City was requesting imposition of a \$425 fine.

Mr. Eddie Ellis, owner, explained that the tenants had never informed him of the violations. As soon as he had discovered the posting on the property had made the repairs. Mr. Ellis said he had evicted the tenants.

Ms. Mary Rich, Code Enforcement Officer, confirmed that Mr. Ellis had done a great job repairing the home. She stated she did not object to a reduction of the fine.

Ms. Tell reduced the fine to \$75.

Case: CE06020579

Brian & Clare Murphy

4860 Northwest 10th Avenue

Mr. McKelligett announced that service was via appearance.

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

9-280(h)(1)

THE WOODEN FENCE ON THE PROPERTY IS IN DISREPAIR.

BCZ 39-275(6)(b)

THERE IS A HUGE GREEN CONTAINER STORED OUTSIDE ON
THE PROPERTY.

Officer Torres explained the fence permit was issued but had not passed final inspection. She recommended ordering compliance within 8 weeks or a fine of \$25 per day, per violation.

Ms. Clare Murphy, owner, stated the fence should be complete this week. She said they needed to install another shed to remove the container. She had already hired an engineer, who was creating plans for the new shed. Ms. Murphy hoped to apply for a permit for the shed within a week or so. She thought both projects would be complete within 90 days. Officer Torres did not object to 91 days.

Ms. Tell cautioned Ms. Murphy to submit a written request for additional time. If she felt she could not comply by the deadline.

Officer Torres submitted the case file and photos of the property.

Ms. Tell found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE06110776

Galt Towers Condo Association
4250 Galt Ocean Drive

Ordered to reappear from 5/17/07

Mr. McKelligett announced that this case was first heard 5/17/07 to comply by 7/19/07; 1 section at \$100 per day. The property was not complied.

Mr. Len Ackley, Code Enforcement Officer, explained the property was now complied. He submitted to Ms. Tell the final test results and his qualifications regarding the decibel tests.

Mr. Robert Dally, vice president of the condo association, introduced his engineer.

Mr. David Covalt, engineer, explained that he had visited the site with Officer Ackley and set the system to automatically comply with the decibel levels by setting specific day and night time fan speeds.

Ms. Tell ordered the condo association to continuously remain in compliance.

Case: CE07030572

Holy Mission Full Gospel Church of God in Christ I
2025 Northwest 24th Avenue

Mr. McKelligett announced that certified mail sent to the registered agent was accepted on 6/30/07.

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

18-27(a)

THERE IS TRASH, RUBBISH AND DEBRIS LITTERING THIS
ENTIRE PROPERTY.

9-280(b)

THERE ARE BUILDING COMPONENTS ON THIS PROPERTY
THAT ARE IN DISREPAIR OR NOT BEING MAINTAINED.
THEY INCLUDE, BUT ARE NOT LIMITED TO WINDOWS,
FASCIA BOARDS, SOFFITS, ETC.

9-280(h)(1)

THERE IS A CHAIN-LINK FENCE IN DISREPAIR ON THIS
PROPERTY.

9-304(b)

THERE ARE VEHICLES BEING PARKED ON GRASS SURFACES
ON THIS PROPERTY. (WHITE CHEVROLET PICK-UP TRUCK,
BLACK TRAILER).

9-306

THERE ARE AREAS OF MISSING, CHIPPING, PEELING,
DIRTY PAINT ON THE EXTERIOR WALLS AND FASCIA
BOARDS ON THE HOME ON THIS PROPERTY.

Officer Viscusi said he had been in contact with the church. He explained this was a single-family home once used as a church that was now vacant. Officer Viscusi said prior to annexation into Fort Lauderdale, there had been a Broward County code enforcement case against the property which was settled in mediation. Officer Viscusi stated he had a copy of in mediation agreement, advising the owners that the property could only be used as a single-family residence, not a church.

Officer Viscusi explained that Pastor Rivers had informed him the church thought they did not own the property and were not permitted on it, but in fact, the church did still own the property and mediation had not been settled; the case was still open.

Officer Viscusi presented a copy of the mediation agreement to Ms. Tell and the assistant city attorney.

Ms. Agnes Rivers, owner, explained that at the mediation in April, they were given until July to vacate the building. They then had a buyer for the building, but Broward County stopped the sale and the church thought they no longer owned the building.

Officer Viscusi presented Ms. Tell with current photos of the property.

Ms. Tell explained to Ms. Rivers that according to the mediation agreement, if the church did not sell the property within six months, they must meet in person or via telephone to discuss any further steps.

Ms. Rivers said she had appeared today to determine whether or not the church still owned the property. She said they did not mind fixing up the property, provided they still owned it.

Ms. Tell said she could not give Ms. Rivers legal advice. She explained there was a provision for meeting with the County again to resolve the ownership issue, which Ms. Rivers might want to consider. As far as this proceeding was concerned, Ms. Tell explained that the church still owned the property.

Ms. Ginger Wald, Assistant City Attorney, agreed that the church was still the owner of record. Ms. Wald recommended Ms. Tell continue the case to allow the church time to resolve the case with Broward County. Ms. Tell advised Ms. Rivers to hire an attorney and contact the mediator to request that he reset the mediation to determine what should be done.

Ms. Tell continued the case for 63 days, to 9/20/07 and ordered Ms. Rivers to appear at that hearing.

Case: CE07060049

Alba Tylinski

2319 Northeast 35th Drive

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/6/07. Service was also via posting on the property and at City Hall on 7/5/07.

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

24-11(b)

THERE IS SOLID WASTE & DEBRIS THAT IS NOT BEING
SECURELY MAINTAINED ON THE SITE.

24-11(d)

SOLID WASTE AND CONSTRUCTION DEBRIS HAS PILED UP

ON THIS CONSTRUCTION SITE AND HAS NOT BEEN PROPERLY CONTAINED OR REMOVED.

9-328(a)

BUILDING IS UN-OCCUPIED AND THERE ARE DOORS, WINDOWS AND OTHER OPENINGS THAT ARE BROKEN/MISSING WHICH ALLOW CASUAL ACCESS TO THE INTERIOR.

Officer Feldman explained this was a single-family residence with a permit for construction of an addition. He presented photos of the property to Ms. Tell. Officer Feldman stated the property was in deplorable condition, and there was great concern for the health, safety and welfare of the community, especially the children. He added that it was now hurricane season, and there was a great deal of debris on the site.

Officer Feldman explained the last building inspection was April 25, which the property had failed for the foundation. There had been no subsequent inspections and permits would expire next week.

Mr. Krzysztof Tyliniski, owner, said Officer Feldman had never informed the contractor how he must dispose of waste or secure the site. Ms. Tell advised Mr. Tyliniski to find another contractor, stating she would not allow property to remain with these sorts of safety issues. Mr. Tyliniski said there would be another inspection next week and the contractor would have to make sure the site was secure.

Ms. Ginger Wald, Assistant City Attorney, explained that the permit to add a second story would expire on Wednesday, and the contractor would never be able to remedy this situation by Wednesday. Ms. Wald agreed this was a health, safety and welfare issue.

Mr. Tyliniski said he was not aware the permit would expire on Wednesday. He said he would contact the contractor to rectify the situation. Ms. Wald said boarding up the property would be a step in the right direction.

Officer Feldman reminded Ms. Tell he had posted the property and visited the property numerous times, and no one had been out to the property and seen the posted notices about the debris.

Mr. Bradley Botkin, neighbor, explained that neighbors were concerned with safety issues on the property. He said there was an open pool with a couple of feet of water in it, and there had been no activity on the site for three months. Mr. Botkin presented his own photos of the yard and pool.

Officer Feldman recommended ordering compliance with 24-11(b), 24-11(d) and 9-328(a) within 14 days or a fine of \$250 per day, per violation, with the right for the City to board the property. Mr. Tyliniski agreed to board up the property.

Ms. Tell informed Mr. Tylinski he must appear at the next hearing and explain the situation to Judge Hull.

Ms. Tell found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day, per violation, with the right for the City to board up the property.

Case: CE07020150

A.L. & Maria Castro
3490 West Broward Boulevard

Mr. McKelligett announced that certified mail sent to the owner was accepted on 6/22/07.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:
47-22.6.F.

THE SIGN ON THIS PROPERTY IS IN DISREPAIR, MISSING
ITS FACE.

Officer Cross presented photos of the property to Ms. Tell.

Ms. Emily Phillips, the tenant's attorney, explained that last August they had signed a contract with the sign company but the company had still not delivered the signs.

Officer Cross recommended ordering compliance within 63 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: CE05111134

James Ackerman
843 Southwest 14th Court

Ordered to reappear from 5/17/07
Hearing to impose fine

Mr. McKelligett announced that the case was first heard on 2/1/07 with compliance ordered by 3/1/07: 1 section at \$50 per day. Fines were suspended from 3/2 to 4/12/07 and from 5/17 to 7/19/07. 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. James Ackerman, owner, explained that he had neglected to get a permit for the tin tabs on the roof. He had consulted with the chief building inspector, who emailed him specific requirements to sign off on the permit. Mr. Ackerman requested an extension of 30 days to comply the property.

Mr. Dick Eaton, Code Enforcement Officer, said he had explained to Mr. Ackerman that he had none of the inspections required for the roof and Mr. Ackerman must now

provide affidavits from a contractor that repairs were done correctly. Officer Eaton recommended ordering Mr. Ackerman to appear in 49 days, when they could address the fines.

Ms. Tell granted a 49-day extension to 9/6/07 and ordered Mr. Ackerman to attend to that hearing.

Officer Eaton wanted to be sure that when Mr. Ackerman appeared in September, he understood that the property must be complied and he would not request another extension. Mr. Ackerman agreed.

Case: CE06111652

Hearing to Impose Fine

D. & Marion Mann
1541 Cordova Road

Mr. McKelligett announced that this case was first heard 4/5/07 to comply by 6/7/07; 1 section at \$50 per day. The property was not complied and the City was requesting imposition of a \$2,050 fine and its continued accrual until the property was complied.

Mr. Art Bengochea, architect, explained that they were in the process of entering into a valet parking agreement. Mr. Bengochea said Mr. Brewton felt their plans were viable. If this proved not to be the case, they would remove what they had. He requested a 63-day extension.

Mr. Adam Feldman, Code Enforcement Officer, confirmed they had been working diligently to comply and he had no objection to an extension.

Ms. Tell granted a 63-day extension to 9/20/07.

Case: CE07030031

Hearing to impose fine

Jatonn Katrina Eady,
Walter Eady III & Terrance Mason
1569 Northwest 15th Terrace

Mr. McKelligett announced that this case was first heard 5/3/07 to comply by 6/7/07; 3 sections at \$50 per day each. The property was not complied and the City was requesting imposition of a \$6,150 fine and its continued accrual until the property was complied.

Ms. Sherry Bell, Power of Attorney, said she had done most of the work, but was unsure about the height of the hedge. She had left a phone message for Inspector Pingitore, but Inspector Pingitore had yet to reply. Ms. Tell advised Ms. Bell to consult with Inspector Pingitore.

Upon returning to the case, Officer Pingitore said Ms. Bell had misunderstood what must be done to comply, and recommended a 28-day extension.

Ms. Tell granted a 28-day extension to 8/16/07.

Case: CE06010380

Ordered to reappear from 5/17/07

Ella Sobolevsky
525 West Sunrise Boulevard

Mr. McKelligett announced that this case was first heard 5/4/06 to comply by 7/3/06; 1 section at \$50 per day. Fines had been suspended from 7/4/06 to 11/16/06, from 11/17/06 to 2/15/07, from 2/16/07 to 5/17/07 and from 5/18/07 to 7/19/07. The property was not complied.

Ms. Hope Calhoun, attorney for the owner, explained that the owner had contracted with a new architect and plans had been submitted to the City. She requested a six-month extension.

Ms. Irma Westbrook, Code Enforcement Officer, stated she had no objection to the extension.

Ms. Tell granted a 182-day extension to January 17, 2008.

Case: CE06120092

Request for extension

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

Mr. McKelligett announced that the case was first heard on 3/15/07 with compliance ordered by 5/10/07: 1 section at \$25 per day. The property was complied and the City was requesting imposition of a \$1,375 fine.

Mr. Wilson Quintero, Code Enforcement Officer, said the owners had been diligent in trying to comply the property.

Ms. Lula Shaver, one of the owners' sister in law, explained that Mr. Teawalt had mental disabilities, and requested that his sister be notified of any problems in the future. Ms. Tell advised Ms. Shaver to go to the property appraiser's office regarding the mailing address for the property.

Ms. Tell imposed no fine.

Case: CE07051853

John Centonze
2701 Southwest 14th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/3/07.

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

9-281(b)

THERE IS A GREEN GMC MINI VAN AND A TAN MAZDA MVP
PARKED ON PROPERTY THAT ARE UNLICENSED OR
INOPERABLE.

Officer Kaplan presented the case file and photos of the property to Ms. Tell and explained that the green minivan now had a valid tag.

Mr. Chapman Smith, attorney, explained that the owner was in the process of eviction proceedings with the tenants and he had been informed that both vehicles had been removed the previous day under the supervision of the Fort Lauderdale Police Department. Mr. Smith asked that Officer Kaplan reinspect the property to confirm the vehicles had been removed. Mr. Smith requested 21 days to resolve the eviction situation and to allow his client time to remove the vehicles if they had not already been removed.

Ms. Tell found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day and ordered to reappear at the 8/16/07 hearing.

Case: CE07031377

Request for extension

Bowman Commercial Properties LLC
1608 Southwest 3rd Avenue

Mr. McKelligett announced that this case was first heard 6/7/07 with compliance ordered by 6/21 and 8/2/07: 2 sections at \$50 per day each. The owner was requesting an extension.

Ms. Helen Bowman, owner, explained how difficult it had been to find a contractor. She stated she now had a FEMA-approve construction loan, and plans had been pre-approved. As soon as her attorney signed off on the contract they could begin work.

Mr. Dick Eaton, Code Enforcement Officer, confirmed Ms. Bowman's difficulties with contractors and said he had spoken with her attorney and agreed to request a 91-day extension.

Ms. Tell granted a 91-day extension to 10/18/07.

Case: CE06121043

Request for extension

SZ Petroleum Companies LLC
1215 Southeast 17th Street

Mr. McKelligett announced that this case was first heard 3/1/07 to comply by 3/29/07: 1 section at \$100 per day. Fines had been suspended from 4/5/07 to 6/7/07 and from 6/8/07 to 7/19/07. The property was not complied and the owner was requesting an

extension, and the City was requesting imposition of the \$600 fine in its continued accrual until the property was complied.

Mr. Dick Eaton, Code Enforcement Officer, explained that Mr. Zinn was the current owner, and they were in the process of removing the underground tanks from the gas station. Mr. Criplint represented the property purchaser, a bank.

Mr. David Zinn, owner, requested a 40-day extension to demolish the building. Officer Eaton did not feel 40 days was sufficient time, and recommended 63 days.

Officer Eaton presented current photos of the property and described it as "a mess." Mr. Zinn agreed to clean up the property within two days.

Ms. Tell granted a 63-day extension to 9/20/07.

Case: CE07010513

Hearing to impose fine

Robert Webster
1436 Northwest 2nd Avenue

Mr. McKelligett announced that this case was first heard 3/15/07 to comply by 6/14/07: 1 section at \$25 per day. The property was not complied and the City was requesting imposition of an \$850 fine and its continued accrual until the property was complied.

Mr. Robert Webster, owner, presented a package of information to Ms. Tell and requested a 60-day extension to replace the roof. He explained that fines had run because he had sent a letter on June 12 requesting an extension, but could not be put on an earlier agenda.

Ms. Irma Westbrook, Code Enforcement Officer, confirmed Mr. Webster had been in the office and delivered his request for an extension in person, but it had taken her some time to actually meet with Mr. Webster to explain what must be done to comply.

Ms. Tell removed the \$850 fine.

Ms. Tell granted a 63-day extension to 9/20/07.

Case: CE05111270

Request for extension

Abelardo Perez
2144 Northeast 68th Street

Mr. McKelligett announced that this case was first heard 4/19/07 with compliance ordered by 6/21/07: 1 section at \$25 per day. The property was not complied and the owner was requesting an extension on the City was requesting imposition of the \$675 fine and its continued accrual until the property was complied.

Mr. Abelardo Perez, owner, stated of the roof was complete.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said Mr. Peres had informed her of this, but she had not yet reinspected the property. Ms. Tell explained to Mr. Perez in Spanish she would grant a 28-day extension to August 16, 2007 to allow Officer Gottlieb time to reinspect the property and confirm compliance. She advised Mr. Perez when he appeared on August 16 he should inform her why existing fines should not be imposed.

Ms. Tell granted a 28-day extension to 8/16/07.

Case: CE07020232

Hearing to Impose fine

Catherine Lawson Trust & Nancy Flack
3542 North Federal Highway

Mr. McKelligett announced that the case was first heard on 4/5/07 with compliance ordered by 6/7/07: 4 sections at \$50 per day each. The property was not complied and the City was requesting imposition of an \$8,050 fine and its continued accrual until the property was complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, objected to Mr. Gierum's representation of the owner as she had no proof he was authorized to do this.

Mr. Wayne Gierum, tenant, explained he was the person who had appeared at a previous hearing regarding this case, and he had the owner's permission to represent him. Ms. Tell asked Ms. Bazer to verify Mr. Gierum's prior appearance.

Upon returning to the case, Ms. Tell acknowledged that Ms. Bazer had confirmed Mr. Gierum's prior appearance before the Special Magistrate regarding this property.

Mr. Gierum stated he had phoned several times prior to the ordered compliance date to inform Officer Gottlieb that the property was complied, but he had never heard back from her.

Mr. Gierum stated he had begun the dumpster contract in May. Regarding the wheel stops, Mr. Gierum said he had consulted with the city engineer and discovered that his building did not require wheel stops. He had also phoned code enforcement regarding repainting the lines on the four parking spaces and was informed that he did not need a permit for this. Mr. Gierum explained that the oak tree was perfectly healthy and had no signs attached to it.

Officer Gottlieb informed Ms. tell that Mr. Gierum was not repainting parking spaces as they originally were, which did not require or permit, because there were originally seven parking spaces and there were currently only five. Ms. Tell advised Mr. Gierum to confer with Officer Gottlieb and Supervisor Bradley.

Upon returning to the case, Supervisor Bradley said he advised Mr. Gierum that his parking must be brought up to ADA requirements. He also believed that Mr. Gierum's trash collection service was not registered with the City. He requested a 63-day extension.

Ms. Tell granted a 63-day extension to 9/20/07 and ordered to reappear at that hearing.

Case: CE07060623

Bruce Hendershaw
521 Southwest 12th Court

Mr. McKelligett announced that certified mail sent to the owner was except on 6/22/07.

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

9-304(b)

THERE ARE VEHICLES PARKED ON THE LAWN/GRASS AREA.

THIS IS A REPEAT VIOLATION OF CASE #CE06090224.

REPEAT VIOLATION

Mr. Bruce Hendershaw, owner, said he still parked vehicles on the swale area of his property.

Officer Eaton explained Mr. Hendershaw had been cited previously for parking on the lawn, and he had been fined \$4,400. Officer Eaton stated Mr. Hendershaw had phoned him as soon as he was aware of the violation and Officer Eaton had explained to him what the consequences of the violation could be. Since then, Officer Eaton had seen no cars parked on the lawn. Officer Eaton confirmed that Mr. Hendershaw could park on the swale, but not on the lawn. Officer Eaton requested Ms. Tell enter a finding of fact that the violation had existed. He presented photos of the property and the case file to Ms. Tell.

Ms. Tell found a violation had existed and ordered Mr. Hendershaw to remain in compliance.

Case: CE07040228

Hearing to Impose Fine

Shelby Herring
1050 Northwest 25th Avenue

Mr. McKelligett announced that this case was first heard 5/17/07 with compliance ordered by 5/31/07: 1 section at \$100 per day. The property was complied and the City was requesting imposition of a \$500 fine.

Ms. Shelby Herring, owner, said she had removed the car, but it was now back at the property because it was repaired. Ms. Herring said she worked almost 70 hours a week and had not had time to register the car.

Mr. Len Champagne, Code Enforcement Officer, confirmed that Ms. Herring had the car repaired, and had removed it and avoided the fine.

Ms. Herring asked Ms. Tell to reduce the fine. She explained that she had endured numerous serious family problems in the past few years.

Ms. Tell reduced the fine to \$25.

Case: CE07011489

Hearing to Impose Fine

Robert Williamson
1720 South Federal Highway

Mr. McKelligett announced that this case was first heard 4/5/07 with compliance ordered by 6/7/07: 2 sections at \$50 per day each. The property was not complied and the City was requesting imposition of a \$4,100 fine and its continued accrual until the property was complied.

Mr. Dick Eaton, Code Enforcement Officer, said he had spoken prior to the hearing with the owner's attorney and the potential buyer and recommended a 63-day extension to 9/20/07, with the owner's attorney and buyer ordered to appear at that hearing.

Mr. Glen Leonard, the owner's estate attorney, explained a CVS drugstore would be erected on the site through long-term lease.

Mr. Stephen Healy, CVS representative, confirmed they would be constructing a CVS pharmacy on the site.

Ms. Tell granted a 63-day extension to 9/20/07 and ordered Mr. Leonard and Mr. Healy to attend that hearing

Case: CE03100773

Continued from 5/17/07 SM Hearing

John Paul Eddy & Wendy Zalai
2041 Northeast 56th Court

Mr. McKelligett announced that this case was continued from the 5/17/07 hearing

Ms. Tell announced she had received a letter from the owner's attorney, John Rayson, stating he was on vacation and could not appear today.

Mr. Thomas Moss, an attorney in Mr. Rayson's office, requested another continuance to 8/2/07.

Ms. Ingrid Gottlieb, Code Enforcement Officer, had no objection to the continuance.

Ms. Tell continue the case to 8/2/07.

Case: CE07022177

Commercebank
321 Southwest 11th Street

Request for extension

Mr. McKelligett announced that this case was first heard 4/19/07 to comply by 5/24/07: 3 sections at \$50 per day each. The property was not complied and the owner was requesting an extension, and the City was requesting imposition of an \$8,250 fine and its continued accrual until the property was complied.

Ms. Tell disclosed that she had known Mr. Rones for many years and she had trained him to become an arbitrator.

Mr. Victor Rones, attorney for Commercebank, explained that the stipulation with Mr. Bailey had expired on June 6, and the bankruptcy had expired as well. He presented Ms. Tell with a copy of the sale contract, the demolition agreement and the permit application. Mr. Rones assured Ms. Tell that the property was being maintained now and closing was scheduled for within two weeks. A stipulation of the sale contract was that the property was being maintained and would be demolished.

Mr. Len Ackley, Code Enforcement Officer, presented photos taken that day at the property showing that maintenance was not as it should be, according to the neighbors. Officer Ackley said the demolition was not an issue; the permit had been issued the previous day. He had no objection to an extension.

Mr. Rones requested a 28-day extension. Officer Ackley advised this would not allow sufficient time to demolish the property and recommended additional time. He also wanted the property cleaned up in the meantime. Mr. Rones promised this would be done within the next two weeks.

Ms. Tell granted a 63-day extension to 9/20/07 and ordered to reappear at that hearing.

Case: CE07021639

Katherine Butler & Tara Coiro
1200 Northeast 2nd Avenue

Hearing to Impose fine

Mr. McKelligett announced that this case was first heard on 5/17/07 with compliance ordered 6/14/07: 1 section at \$25 per day. The property was complied and the City was requesting imposition of a \$600 fine.

Mr. David Lopez, owner, explained he had foreclosed on the property on May 30, and presented title documentation pursuant to this to Ms. Tell. Mr. Lopez explained that the people to whom he had lent the mortgage had disappeared, and it had taken six or eight months to foreclose on the property. Since he had taken over ownership of the property on May 30 he had discovered various cases against the property. He stated he had been working diligently to correct the defects in the property and requested reduction of the fine.

Ms. Irma Westbrook, Code Enforcement Officer, confirmed that when Mr. Lopez was made aware of the violations he had worked diligently to comply the property.

Mr. Lopez requested Ms. Tell reduced the fine to \$100

Ms. Tell reduced the fine to \$100.

Case: CE05121218
Synergy Property Services
705 Northwest 2nd Street

Ordered to reappear from 6/21/07

Mr. McKelligett announced that this case was first heard on 6/1/06 with compliance ordered 7/31/06: 6 sections at \$100 per day each. Fines had been suspended from 9/7/06 to 1/5/07, and from 6/21/07 to 7/19/07. Five of the original six violations were not complied and the City was requesting imposition of a \$121,800 fine and its continued accrual until the property was complied.

Ms. Erica Hernandez, Synergy Property Services, explained that since the previous hearing, they had insured the building was secure per City code, and the property was maintained.

Ms. Peggy Burks, Code Enforcement Supervisor, said she had spoken with Supervisor Gossman, who indicated to her that 9-329(b) was complied on June 21 because jurisdiction of the property had been given to the Unsafe Structures Board.

Mr. Bill Snow, Code Enforcement Officer, explained he had driven by the property, and 18-27(a) was complied, but he did not know when. Ms. Tell advised Ms. Hernandez to provide Supervisor Gossman with the information regarding who was maintaining the property, and when they had begun maintenance of the property.

Ms. Hernandez stated plans had been submitted and sent back for revisions. They had made the revisions and resubmitted the plans yesterday. She hoped they could begin work on the building as soon as possible to comply the violations. Ms. Hernandez requested an extension.

Mr. Lindwell Bradley, Code Enforcement` Supervisor, had no objection to an extension, and confirmed that 18-27(a) was complied per Officer Snow's observation.

Ms. Tell granted a 63-day extension to 9/20/07 and ordered to reappear at that hearing.

Mr. McKelligett requested a 15-minute break.

Case: CE07060751
Capital Innovations Inc
812 Northwest 15th Terrace

Stipulated Agreement

Violation:

47-21.8.A.

REQUIRED INSTALLATION OF LANDSCAPE MATERIALS FOR
CODE COMPLIANCE.

Mr. McKelligett announced that the Officer had a stipulated agreement with the owner to comply within 91 days or a fine of \$25 per day.

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: CE07051585

Mark Hirsch

1610 Southwest 20th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/3/07.

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

18-27(a)

OVERGROWTH AND TRASH ON PROPERTY.

9-280(b)

BUILDING NOT MAINTAINED, BROKEN DOOR AND WINDOW.

Office Maloney presented the case file and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$25 per day and with 9-280(b) within 28 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 9-280(b) within 28 days or a fine of \$25 per day.

Case: CE07041584

AMOCO Oil Co

701 West Sunrise Boulevard

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

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

47-22.9

THERE ARE MULTIPLE UNPERMITTED SNIPE AND BANNER
SIGNS PRESENT ON THIS PROPERTY.

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

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

Case: CE07050867

Jeannette Maddox
2610 Southwest 20th Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 6/22/07.

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violation:
9-306

THERE ARE AREAS OF MISSING, CHIPPING, PEELING,
DIRTY STAINED PAINT PRESENT ON THE EXTERIOR WALLS
OF THE HOME ON THIS PROPERTY.

Complied:

18-27(a)

THERE IS TRASH, RUBBISH AND DEBRIS PRESENT ON THIS
PROPERTY. THAT INCLUDES, BUT IS NOT LIMITED TO
CINDERBLOCKS, COOLERS, METAL RACKS AND PLASTIC
CONTAINERS, ETC.

9-281(b)

THERE ARE DERELICT, INOPERABLE VEHICLES ON THIS
PROPERTY. SPECIFICALLY, PURPLE GMC SAFARI VAN
WITH FLAT TIRES.

9-304(b)

THERE ARE VEHICLES, TRAILERS, BOATS PARKED ON
GRASS SURFACES ON THIS PROPERTY. SPECIFICALLY
SMALL BOAT TRAILER ON THE FRONT LAWN AND BOAT ON
LEFT SIDE YARD.

Officer Viscusi presented the case file and notice of violation and stated he had a stipulated agreement with the owner to comply 9-306 within 8 weeks or a fine of \$25 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 9-306 within 8 weeks or a fine of \$25 per day.

Case: CE07030917

Jethro Williams
2110 Northwest 29th Avenue

Mr. McKelligett announced that service was via posting on the property on 6/27/07 and at City Hall on 7/5/07.

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

9-280(h)(1)

THE CHAIN-LINK FENCE ON THIS PROPERTY IS IN
DISREPAIR.

Officer Cross presented photos of the property, the notice of violation and case history to Ms. Tell and recommended ordering compliance within 35 days or a fine of \$25 per day.

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

Case: CE07030796

D.F. & Rosa Dudley
2100 Northwest 28th Terrace

Mr. McKelligett announced that service was via posting on the property on 6/27/07 and at City Hall on 7/5/07.

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

18-27(a)

THE LAWN ON THIS PROPERTY IS OVERGROWN AND IS NOT
BEING MAINTAINED.

9-306

THERE ARE AREAS OF STAINED AND DIRTY PAINT ON THIS
BUILDING.

Officer Cross presented photos of the property, the notice of violation and history to Ms. Tell and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

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

Case: CE07020471

Lucy's Meat Market Corp
1708 Northwest 6th Street

Mr. McKelligett announced that certified mail sent to the owner and registered agent were accepted on 7/9/07.

Mr. William Snow, Code Enforcement Officer, testified to the following violation:
9-306

THE EXTERIOR OF THE BUILDING WALLS ARE DIRTY AND
STAINED.

Complied:

47-22.6.F.

THE STORE HAS A SIGN THAT IS IN A STATE OF
DISREPAIR. ONE OR MORE LETTERS IN THE LUCY'S MEAT
MARKET SIGN ARE MISSING.

Officer Snow presented photos of the property and the case file, and recommended
ordering compliance with 9-306 within 6 weeks or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-306 within 6 weeks or
a fine of \$50 per day.

Case: CE06120932

Stipulated Agreement

94-96 Hendricks Isle LLC

94 Hendricks Isle

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/5/07,
and the Officer had a stipulated agreement with the owner to comply.

Violations:

18-27(a)

THERE IS RUBBISH, TRASH AND DEBRIS ON THE
PROPERTY.

47-20.20.H.

THE PARKING LOT IS IN DISREPAIR. IT IS UNEVEN,
THE SURFACE HAS POT HOLES WITH GRASS AND WEEDS, IT
HAS CRACKS AND THE WHEEL STOPS ARE BROKEN

9-280(b)

THERE ARE DOORS AND WINDOWS WITH MISSING GLASS
AWNINGS.

9-306

EXTERIOR OF THE STRUCTURE IS NOT MAINTAINED.
FASCIA AND SOFFITS ARE IN DISREPAIR AND
DETERIORATED.

Officer Thime stated she had a stipulated agreement with the owner to comply 18-27(a) within 30 days or a fine of \$25 per day, and to comply 47-20.20.H., 9-280(b) and 9-306 within 90 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 with 18-27(a) within 30 days or a fine of \$25 per day, and to comply 47-20.20.H., 9-280(b) and 9-306 within 90 days or a fine of \$25 per day, per violation.

Case: CE07010127

Sterling Communities at
Hendricks Isle LLC
64 Hendricks Isle

Mr. McKelligett announced that certified mail sent to the owner and registered agent were accepted on 6/28/07.

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

9-304(b)

THERE ARE VEHICLES PARKED ON THE FRONT LAWNS.

Complied:

18-27(a)

THERE IS RUBBISH, TRASH AND DEBRIS ON THE
PROPERTY.

9-306

EXTERIOR WALLS AT THIS BUILDING ARE STAINED AND
DIRTY.

Officer Thime presented photos of the property and the case history and stated she had spoken with the manager of the property, who requested 14 days to comply 9-304(b). Officer Thime recommended a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-304(b) within 14 days or a fine of \$25 per day.

Case: CE07030916

Stipulated Agreement

Kataya Inc
2509 Southwest 9th Avenue

Mr. McKelligett announced that certified mail sent to the registered agent was accepted on 6/22/07 and the Officer had a stipulated agreement with the owner to comply.

Violations:

18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THE

PROPERTY.

47-19.5.D.5.

THE BUFFER WALL ON THE SOUTH OF THE PROPERTY IS IN DISREPAIR, IN THAT THERE IS A SECTION MISSING AND THERE ARE SEVERAL HORIZONTAL CONCRETE SLATS THAT ARE BROKEN AND COMING LOOSE.

9-280(h)(1)

THE CHAIN-LINK FENCE IS IN DISREPAIR IN THAT THE CHAIN-LINK IS PULLED AWAY FROM THIS VERTICAL SUPPORT POST AND NOT ATTACHED.

9-306

THE EXTERIOR IS IN DISREPAIR IN THAT THE DRIP EDGE HAS PEELING/MISSING PAINT AND THE FACADE IS CRACKING.

Mr. McKelligett said the officer had a stipulated agreement with the owner to comply within 35 days or a fine of \$50 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 \$50 per day, per violation.

Case: CE07021867

Stipulated Agreement

Direct Petroleum Enterprises Inc.
1199 State Road 84

Mr. McKelligett announced that certified mail sent to the owner was accepted on 6/29/07, and the Officer had a stipulated agreement with the owner to comply.

Violations:

18-27(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE PROPERTY.

47-19.4.D.8.

THE DUMPSTER ENCLOSURE IS IN DISREPAIR IN THAT THERE ARE NO GATES ATTACHED AND THERE IS TRASH AND DEBRIS ON THE GROUND WITHIN THE ENCLOSURE.

9-280(b)

THERE IS A BROKEN GLASS PANE THAT IS COVERED WITH PLYWOOD ON THE EAST SIDE OF THE BUILDING.

9-280(h)(2)

THE CANOPY IN THE REAR OF THE PROPERTY IS IN DISREPAIR, IN THAT THE SUPPORT LEGS ARE BENT.

9-281(b)

THERE ARE MULTIPLE UNLICENSED, INOPERABLE VEHICLES BEING STORED ON THE PROPERTY, TO INCLUDE, BUT NOT LIMITED TO THREE TOUR BUSES, ONE BLUE DODGE VAN, ONE WHITE GMC VAN, AND THREE WHITE FORD CROWN VICTORIAS.

Mr. McKelligett stated Officer Feldman had a stipulated agreement with the owner to comply 18-27(a) within 28 days or a fine of \$50 per day, to comply 9-281(b) within 35 days or a fine of \$50 per day and 47-19.4.D.8., 9-280(b) and 9-280(h)(2) within 63 days or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance 18-27(a) within 28 days or a fine of \$50 per day, with 9-281(b) within 35 days or a fine of \$50 per day and 47-19.4.D.8., 9-280(b) and 9-280(h)(2) within 63 days or a fine of \$50 per day, per violation.

Case: CE07030117

American One Inc
3400 Southwest 12th Place

Mr. McKelligett announced that service was via posting on the property on 6/27/07 and at City Hall on 7/5/07.

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

9-276(c)(3)

THERE IS AN INFESTATION OF RODENTS IN THIS RENTAL APARTMENT COMPLEX.

9-280(b)

THERE ARE FASCIA, SOFFIT IN DISREPAIR ALL AROUND THIS RENTAL PROPERTY, WINDOWS WITH BROKEN GLASSES (WITH TAPE), TILE FLOOR MISSING IN KITCHENS AND BATHROOMS, CEILING AND WALLS INSIDE THE APARTMENTS WITH STAINED PAINT, MOLD AND CRACKS.

9-280(g)

THERE ARE EXPOSED ELECTRICAL WIRES HANGING FROM KITCHEN CEILING ON APARTMENT 10.

9-306

THE EXTERIOR OF THIS RENTAL APARTMENT IS NOT

MAINTAINED. THERE IS PEELING PAINT, GRAFFITI ON THE WALLS AND THE PAINT IS STAINED AROUND THE FRONT DOORS.

Complied:

18-27(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THE BACK OF THIS RENTAL COMPLEX AND SWALE.

47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE NOT MAINTAINED AT THIS RENTAL COMPLEX. THERE IS GARBAGE, TRASH AND DEBRIS IN AND AROUND THE DUMPSTER.

9-281(b)

THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED ON THE PARKING LOT AT THIS RENTAL PROPERTY; A WHITE CHEVROLET AND A RED FORD PICK-UP TRUCK.

47-19.4 D.4.

THE DUMPSTER ENCLOSURE GATES ARE OPEN ALL THE TIME.

Officer Quintero presented photos of the property and recommended ordering compliance with 9-276(c)(3), 9-280(b), 9-280(g) and 9-306 within 28 days or a fine of \$50 per day, per violation, and proof of a contract with a licensed exterminating company. Officer Quintero informed Ms. Tell he had been in contact with the building manager and a television station. Ms. Tell remarked on the "deplorable" conditions, and stated she did not want to allow 28 days.

Ms. Tell found in favor of the City and ordered compliance with 9-276(c)(3), 9-280(b), 9-280(g) and 9-306 within 14 days or a fine of \$250 per day, per violation.

Ms. Tell advised Officer Quintero to inform the manager that she was "extremely, extremely concerned about the health and safety issues" and the owner would be heavily fined if the case returned to her uncomplied.

Case: CE07040163

Gerardo Bernard

3461 Berkeley Boulevard

Mr. McKelligett announced that service was via posting on the property on 6/26/07 and at City Hall on 7/5/07.

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

18-27(a)
GRASS/PLANT OVERGROWTH ON THE PROPERTY.

9-304(b)
TRAILERS ARE PARKED ON GRASS SURFACES ON THIS
PROPERTY.

9-313(a)
HOUSE NUMBERS ARE NOT DISPLAYED.

Officer Rich presented the inspection report and photos of the property 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: CE07051870
Rosevelt & Marie Sullivan
801 Southwest 29th Way

Mr. McKelligett announced that certified mail sent to the owner was accepted on 6/25/07.

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

9-313(a)
HOUSE NUMBERS NOT DISPLAYED OR VISIBLE ON
PROPERTY.

Complied:
9-281(b)
THERE IS AN INOPERABLE VEHICLE, SPECIFICALLY A
MAROON CADILLAC WITH FLAT TIRES ON THIS PROPERTY.

Officer Rich presented photos of the property and the inspection report and recommended ordering compliance with 9-313(a) within 10 days or a fine of \$25 per day.

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

Case: CE07041009
Richard Krigel
837 Northwest 14th Way

Mr. McKelligett announced that service was via posting on the property on 7/2/07 and at City Hall on 7/5/07.

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

18-27(a)

THE PROPERTY (VACANT LOT) HAS BECOME OVERGROWN AND IS NOT BEING MAINTAINED. THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE PROPERTY.

Officer Pingitore presented photos of the property and case history to Ms. Tell 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: CE07052072

Stipulated Agreement

Daina Scott

1307 Northwest 11th Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/5/07, and the Officer had a stipulated agreement with the owner to comply.

Violations:

18-27(a)

THERE IS TRASH AND DEBRIS SCATTERED ABOUT THE PROPERTY. THE PROPERTY HAS BECOME OVERGROWN AND IS NOT BEING MAINTAINED.

9-304(b)

THERE ARE TRAILERS WITH VEHICLES STORED ON THE GRASS.

9-306

THERE ARE AREAS OF CHIPPED AND PEELING PAINT ON THE BUILDING.

Complied:

47-21.8

THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-281(b)

THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED ON THE PROPERTY.

Mr. McKelligett stated Officer Pingitore had a stipulated agreement with the owner to comply 18-27(a), 9-304(b), and 9-306 within 63 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 with 18-27(a), 9-304(b), and 9-306 within 63 days or a fine of \$25 per day, per violation.

Case: CE07060169

Louis Sager Land Trust
605 Northwest 14th Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/5/07.

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

9-328(a)

THIS VACANT AND UNOCCUPIED BUILDING HAS BEEN LEFT
IN AN UNSECURED STATE WITHOUT PROPER MAINTENANCE
AND IS A PUBLIC NUISANCE.

9-331

THE BUILDING HAS BROKEN WINDOWS AND UNSECURED
DOORS.

Officer Pingitore presented the case history and photos of the property to Ms. Tell 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: CE07040737

J. D. & Essie Lewers
2760 Northwest 17th Street

Stipulated Agreement

Violations:

18-27(a)

THERE IS RUBBISH, TRASH AND DEBRIS ON THE PROPERTY
INCLUDING THE CARPORT.

9-304(b)

THERE IS A DRIVEWAY IN DISREPAIR. IT IS NOT
WELL-GRADED AND/OR DUST-FREE AND THERE IS GRASS
GROWING IN IT.

9-308(a)

THERE IS A TARP AND VARIOUS MATERIALS ON THE ROOF
OF THE PROPERTY.

Mr. McKelligett announced that the Officer 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: CE07050516

Stipulated Agreement

Donovan Harriott

2711 Northwest 25th Street

Violations:

18-27(a)

THERE IS RUBBISH, TRASH AND DEBRIS ON THE
PROPERTY.

9-280(b)

THE CEILING OF THE OVERHANG OF THE FRONT PORCH IS
IN DISREPAIR.

9-308(a)

THE ROOF FASCIA BOARD ON THE PROPERTY IS IN
DISREPAIR.

BCZ 39-275(6)(b)

THERE IS OUTSIDE STORAGE ON THE PROPERTY INCLUDING
A WASHER AND DRYER.

BCZ 39-79(e)

THE FRONT HEDGES ALONG FRONT SIDEWALK OF THE
PROPERTY IS OVERGROWN AND IS BLOCKING SIDEWALK.

Mr. McKelligett announced that the Officer 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: CE07050554

Deutsche Bank National Trust Company

1503 Northwest 8th Avenue

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

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

18-27(a)

THERE IS LITTER AND TRASH SCATTERED ABOUT THE
PROPERTY AND SWALE.

47-19.9

THERE IS OUTSIDE STORAGE OF CAR PARTS (MOTOR) AND
OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.

Officer Westbrook presented photos of the property 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 within 14 days or a fine of \$50 per day, per violation.

Case: CE07050964

Stipulated Agreement

Brent Bowden

1033 Northwest 3rd Avenue

Violations:

47-19.9

THERE IS OUTSIDE STORAGE OF CLOTHES AND OTHER
MISCELLANEOUS ITEMS ON THE PROPERTY.

9-278(g)

THE SCREENS ARE MISSING FROM THE WINDOWS.

9-280(b)

THE WALLS, WINDOWS AND DOORS ARE NOT BEING
MAINTAINED.

9-280(g)

THE LIGHT FIXTURES AND OUTLETS ARE NOT WORKING
PROPERLY.

9-280(h)(1)

THE FENCE ON THE PROPERTY IS IN DISREPAIR.

9-306

THE EXTERIOR AND INTERIOR STRUCTURE IS NOT BEING
MAINTAINED. THE WALLS AND CEILING ARE DIRTY AND
HAVE GRAFFITI WRITTEN ALL OVER.

Mr. McKelligett announced that the Officer had a stipulated agreement with the owner to comply 47-19.9 and 9-280(h)(1) within 14 days or a fine of \$50 per day, and to comply

9-278(g), 9-280(b), 9-280(g) and 9-306 within 63 days or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 47-19.9 and 9-280(h)(1) within 14 days or a fine of \$50 per day, and to comply 9-278(g), 9-280(b), 9-280(g) and 9-306 within 63 days or a fine of \$50 per day, per violation.

Case: CE07050775

Winston Watt
1437 North Andrews Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 6/25/07.

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

18-27(a)

THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS ON
THE PROPERTY AND SWALE.

47-19.9

THERE IS OUTSIDE STORAGE OF FURNITURE ON THE
PROPERTY.

Officer Westbrook presented photos of the property, the case history and inspection report 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: CE07050576

Edewaard Development Company LLC
813 Southeast 14th Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 6/28/07.

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

18-27(a)

THERE IS TRASH AND DEBRIS ON THE PROPERTY.

Complied:

47-19.9

THERE IS OUTDOOR STORAGE ON THE PROPERTY.

9-281(b)

THERE IS AN INOPERABLE VEHICLE UNDER A TARP PARKED
ON THE SIDE LAWN.

9-304(b)

THERE ARE VEHICLES PARKED ON THE LAWN/GRASS AREA
AT THIS PROPERTY.

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

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.

Case: CE07030065

Stipulated Agreement

William & Julivenne Venne
1469 Northeast 53rd Street

Violations:

47-21.8.A.

THERE ARE WEEDS AND MISSING AREAS OF GROUND COVER.

9-306

THE STRUCTURE HAS AREAS OF MISSING PAINT.

Mr. McKelligett announced that the Officer had a stipulated agreement with the owner to comply within 4 weeks 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 4 weeks or a fine of \$25 per day, per violation.

Case: CE07031031

Neriton Rodrigues
4821 Bayview Drive

Mr. McKelligett announced that certified mail sent to the owner was accepted on 6/22/07.

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

18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THE PROPERTY.

47-21.8

THERE ARE WEEDS COVERING MOST OF THE PROPERTY AND
SWALE.

Officer Gottlieb 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: CE07052185

Wells Fargo Bank Trustee
1811 Northeast 57 Street

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

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 WEEDS COVERING THE ENTIRE PROPERTY.

Officer Gottlieb 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: CE07051987

Francis, Norris, P.B.,
Rice & S.C. Buckley, et al
601 Southeast 3rd Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 6/22/07.

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

18-27(a)

THE PROPERTY IS LITTERED WITH TRASH IN THE
DUMPSTER ENCLOSURE. THE OVERGROWTH AND BUSHES ARE
NOT CUT AND MAINTAINED.

47-19.4.D.8.

THE DUMPSTER ENCLOSURE IS IN DISREPAIR.

Officer Ackley presented photos of the property and the 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 within 14 days or a fine of \$50 per day, per violation.

Case: CE07061079

Glenn Wright Construction & Development Inc
901 Southeast 5th Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 6/29/07 certified mail sent to the registered agent was accepted on 7/2/07.

Mr. Leonard Ackley, Code Enforcement Officer, testified to the following violations:
18-27(a)

THE PROPERTY IS OVERGROWN AND HAS LITTER.

24-11(d)

THERE IS CONSTRUCTION DEBRIS NOT CONTAINED OR
REMOVED.

Officer Ackley presented photos of the property and the case file 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: CE07061489

Glenn Wright Construction & Development Inc
905 Southeast 5th Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 6/29/07 certified mail sent to the registered agent was accepted on 7/2/07.

Mr. Leonard Ackley, Code Enforcement Officer, testified to the following violation:
24-11(d)

THERE IS CONSTRUCTION DEBRIS ON THE PROPERTY THAT
IS NOT CONTAINED.

Officer Ackley presented photos of the property and the case 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: CE07031566

Villa Medici Association Inc
1033 Northeast 17th Way

Mr. McKelligett announced that certified mail sent to the owner was accepted on 6/28/07 certified mail sent to the registered agent was accepted on 7/2/07.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violation:
24-27(b)

GARBAGE CARTS ARE CONTINUALLY LEFT IN SWALE AND
ALONG THE STREET. THEY ARE NOT RETURNED TO A
LOCATION BEHIND THE BUILDING LINE OR SCREENED FROM
VIEW AFTER COLLECTION.

Officer Davis presented photos of the property and the case 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: CE07040317

Benito Delos Santos
1204 Northeast 11th Avenue

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

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violations:
18-27(a)

PROPERTY CONTINUES TO HAVE OVERGROWTH, RUBBISH,
TRASH AND DEBRIS.

9-280(b)

FASCIA AND SOFFIT HAVE ROTTING WOOD AND ARE IN
DISREPAIR.

9-306

EXTERIOR WALLS AND DOORS CONTINUE TO BE DIRTY.

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

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

Case: CE07060362

Delta Asset Management LLC
1335 Seminole Drive

Mr. McKelligett announced that certified mail sent to the registered agent was accepted on 6/29/07.

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

47-21.8.A.

LANDSCAPING IS NOT MAINTAINED. ALMOST ENTIRE REAR
YARD IS BARE GROUND.

9-280(b)

WINDOWS BOARDED, EXTERIOR WALLS DIRTY AND NEED TO
BE PAINTED.

9-308(b)

BROKEN AND LOOSE ROOF TILES.

Officer Davis presented photos of the property and the case history and recommended ordering compliance with 47-21.8.A. and 9-280(b) within 14 days or a fine of \$100 per day, per violation, and with 9-308 within 14 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance with 47-21.8.A. and 9-280(b) within 14 days or a fine of \$100 per day, per violation, and with 9-308 within 14 days or a fine of \$250 per day.

Case: CE07060861

Jorge Cimitier & Beverly Lewis
1808 Southwest 11th Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 6/27/07.

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

NFPA 10 6.3.1

THE FIRE EXTINGUISHER HAS NOT BEEN SERVICED AND
TAGGED BY A STATE LICENSED COMPANY.

Inspector Clements stated this was a life safety issue, and recommended ordering compliance within 14 days or a fine of \$250 per day.

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

Case: CE07060867

1812 Southwest 11th Court Inc
1812 Southwest 11th Court

Mr. McKelligett announced that certified mail sent to the registered agent was accepted on 6/29/07.

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

NFPA 1 1.7.6

STORAGE IS IN THE ELECTRICAL METER ROOM.

NFPA 10 6.3.1

THE FIRE EXTINGUISHER HAS NOT BEEN SERVICED AND
TAGGED BY A STATE LICENSED COMPANY.

Inspector Clements recommended ordering compliance with NFPA 1 1.7.6 within 14 days or a fine of \$100 per day and with NFPA 10 6.3.1 within 14 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance with NFPA 1 1.7.6 within 14 days or a fine of \$100 per day and with NFPA 10 6.3.1 within 14 days or a fine of \$250 per day.

Case: CE07060875

Jorge Cimitier & Beverly Lewis
1816 Southwest 11th Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 6/27/07.

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

NFPA 10 6.3.1

THE FIRE EXTINGUISHER HAS NOT BEEN SERVICED AND
TAGGED BY A STATE LICENSED COMPANY.

Inspector Clements recommended ordering compliance within 14 days or a fine of \$250 per day.

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

Case: CE00051884

Beulah Lovett Inc
742 Northwest 10th Terrace

Request to vacate order of 7/1/04

Mr. McKelligett requested Ms. Tell vacate the order dated 7/1/04.

Ms. Tell vacated the order.

Case: CE00081264
Edzer & Shirlene Ledain
1680 North Dixie Highway

Request to vacate orders dated
9/21/00 & 12/16/04

Mr. McKelligett requested Ms. Tell vacate the orders dated 9/21/00 & 12/16/04.

Ms. Tell vacated the orders.

Case: CE02090776
Federal National Mortgage
421 Northwest 13th Avenue

Request to vacate orders dated
10/17/02 & 11/21/02

Mr. McKelligett requested Ms. Tell vacate the orders dated 10/17/02 & 11/21/02.

Ms. Tell vacated the orders.

Case: CE02091049
Marie Pierre-Erasme
1331 Northeast 3rd Avenue

Request to vacate orders dated
5/1/03 & 7/3/03

Mr. McKelligett requested Ms. Tell vacate the orders dated 5/1/03 & 7/3/03.

Ms. Tell vacated the orders.

Case: CE02121873
Elizabeth Messer
1314 Southeast 1st Street

Request to vacate orders dated
4/17/03 & 6/19/03

Mr. McKelligett requested Ms. Tell vacate the orders dated 4/17/03 & 6/19/03.

Ms. Tell vacated the orders.

Case: CE03031896
Percival Phillips
3340 Charleston Boulevard

Request to vacate orders dated
6/5/03 & 8/7/03

Mr. McKelligett requested Ms. Tell vacate the orders dated 6/5/03 & 8/7/03.

Ms. Tell vacated the orders.

Case: CE03062389
J.W. & Carol Coates
3108 Southwest 12 Place

Request to vacate orders dated
8/21/03 & 10/2/03

Mr. McKelligett requested Ms. Tell vacate the orders dated 8/21/03 & 10/2/03.

Ms. Tell vacated the orders.

Case: CE03120989

Roberto Pineyro & Lorraine Greve
1217 Northeast 5th Avenue

Request to vacate orders dated
2/5/04 & 4/1/04

Mr. McKelligett requested Ms. Tell vacate the orders dated 2/5/04 & 4/1/04.

Ms. Tell vacated the orders.

Case: CE04070197

Robert W. Renaker Trust
3571 Southwest 21st Street

Request to vacate orders dated
11/4/04 & 12/2/04

Mr. McKelligett requested Ms. Tell vacate the orders dated 11/4/04 & 12/2/04.

Ms. Tell vacated the orders.

Case: CE04081343

Christine Green
1500 Northwest 18th Court

Request to vacate orders dated
10/7/04 & 12/2/04

Mr. McKelligett requested Ms. Tell vacate the orders dated 10/7/04 & 12/2/04.

Ms. Tell vacated the orders.

Case: CE04101323

Jean & Abulaine Pierre
819 Northwest 3rd Avenue

Request to vacate orders dated
1/6/05 & 6/16/05

Mr. McKelligett requested Ms. Tell vacate the orders dated 1/6/05 & 6/16/05.

Ms. Tell vacated the orders.

Case: CE06011387

David Keith & Cherrykey Holley
844 Northwest 3rd Avenue

Hearing to Impose fine
Ordered to reappear from 4/19/07

Mr. McKelligett announced that this case was first heard 6/1/06 to comply by 6/15 and 8/30/06: 4 section at \$25 per day each. Fines had been suspended from 4/19/07 to 7/19/07. 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.

Ms. Tell imposed the \$26,900 fine and its continued accrual until the property was complied.

Case: CE06101634

Dorothy Mitchell
2400 Northwest 30th Terrace

Hearing to Impose Fine
Ordered to reappear from 6/21/07

Mr. McKelligett announced that this case was first heard 1/4/07 to comply by 2/1 and 3/1/07: 2 sections at \$25 per day each and 1 section at \$50 per day. Fines had been suspended from 4/19 to 6/21/07 and from 6/22 to 7/19/07. 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. Tell imposed the \$6,125 fine and its continued accrual until the property was complied.

Case: CE06110821

Christopher Gibson
2548 Southwest 6th Court

Hearing to Impose fine

Mr. McKelligett announced that this case was first heard 4/5/07 to comply by 6/7/07: 3 sections at \$25 per day each. The property was not complied and the City was requesting imposition of a \$3,075 fine and its continued accrual until the property was complied.

Ms. Tell imposed the \$3,075 fine and its continued accrual until the property was complied.

Case: CE06120206

Forrest Young
1029 Northeast 9th Avenue

Hearing to Impose fine

Mr. McKelligett announced that this case was first heard 5/17/07 to comply by 6/14/07: 3 section at \$25 per day each. The property was not complied and the City was requesting imposition of a \$2,550 fine and its continued accrual until the property was complied.

Ms. Tell imposed the \$2,550 fine and its continued accrual until the property was complied.

Case: CE06120365

Oliver Glass
1600 Northwest 6 Street

Hearing to Impose fine
Ordered to reappear from 6/21/07

Mr. McKelligett announced that this case was first heard 4/5/07 to comply by 4/15 and 4/19/07: 1 section at \$100 per day and 1 section at \$25 per day. Fines had been

suspended from 5/17/07 to 6/21/07 and from 6/22/07 to 7/19/07. The property was not complied and the City was requesting imposition of a \$3,775 fine and its continued accrual until the property was complied.

Ms. Tell imposed the \$3,775 fine and its continued accrual until the property was complied.

Case: CE07010285

Hearing to Impose fine

J.W. Field
1225 Northwest 10th Place

Mr. McKelligett announced that this case was first heard 4/19/07 to comply by 5/3/07: 1 section at \$25 per day. The property was complied and the City was requesting imposition of a \$1,050 fine.

Ms. Tell imposed the \$1,050 fine.

Case: CE07011951

Hearing to Impose fine

Dianna Flournoy
2320 Northwest 14th Street

Mr. McKelligett announced that this case was first heard 4/19/07 to comply by 4/29/07: 2 sections at \$100 per day each. The property was complied and the City was requesting imposition of a \$6,625 fine [reduced from \$10,600].

Ms. Tell imposed the \$6,625 fine.

Case: CE07012026

Request to vacate orders dated
2/15/07 & 5/17/07

Charles Donnelly
3018 Northeast 20th Court

Mr. McKelligett requested Ms. Tell vacate the orders dated 2/15/07 & 5/17/07.

Ms. Tell vacated the orders.

Case: CE07021141

Hearing to Impose fine

John & Teresa Osman
1721 Northeast 56th Street

Mr. McKelligett announced that this case was first heard 5/17/07 to comply by 6/14/07: 3 sections at \$25 per day each. The property was not complied and the City was requesting imposition of a \$2,550 fine and its continued accrual until the property was complied.

Ms. Tell imposed the \$2,550 fine and its continued accrual until the property was complied.

Case: CE07021636

Hearing to Impose fine

Natalie Petrarca

1024 Northeast 3rd Avenue

Mr. McKelligett announced that this case was first heard 5/17/07 to comply by 6/14/07: 1 section at \$25 per day. 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 imposed the \$850 fine and its continued accrual until the property was complied.

Case: CE07031513

Hearing to Impose fine

Alnise & Luckner Laneaut

1010 Northwest 3rd Avenue

Mr. McKelligett announced that this case was first heard 5/17/07 to comply by 6/7/07: 1 section at \$100 per day. The property was complied and the City was requesting imposition of a \$1,800 fine.

Ms. Tell imposed the \$1,800 fine.

Cases Complied

Mr. McKelligett 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:

| | | | |
|------------|------------|------------|------------|
| CE07031258 | CE07030721 | CE07050456 | CE07040095 |
| CE07050722 | CE07030550 | CE07040844 | CE07040950 |
| CE07060273 | CE07031373 | CE07051141 | CE07041005 |
| CE07060225 | CE07011753 | CE07030453 | CE07011767 |
| CE07051139 | CE07040605 | CE07031953 | CE07040130 |
| CE07041259 | CE07050257 | CE07050821 | CE07051236 |
| CE07051492 | CE07040709 | CE07041589 | CE07051359 |
| CE07051956 | CE07050682 | CE07050558 | CE07051113 |
| CE07051179 | CE07011913 | CE07051045 | CE07051856 |
| CE07051922 | CE07022267 | CE07041257 | CE07041879 |
| CE07050167 | CE07050369 | CE07050371 | CE07050539 |
| CE07050546 | CE07051425 | CE07052085 | CE07022119 |
| CE07030355 | CE07041142 | CE07050098 | CE07060045 |
| CE07021472 | CE07030313 | CE07051664 | CE07060454 |
| CE07061488 | CE07021891 | CE07030965 | CE07032113 |
| CE07032116 | CE07040917 | CE07041304 | CE07050001 |
| CE07050359 | CE07060750 | CE07041924 | CE07041925 |
| CE07041926 | CE07060846 | CE07060859 | CE07060883 |

Cases Pending Service

Mr. McKelligett 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:

| | | | |
|------------|------------|------------|------------|
| CE07050512 | CE07060296 | CE07041065 | CE07050604 |
| CE07041765 | CE07050977 | CE07051357 | CE07051571 |
| CE07051541 | CE07050986 | CE07051417 | CE07041763 |
| CE07050829 | CE07051476 | CE07051758 | CE07060443 |
| CE07050002 | CE07050010 | CE07050013 | CE07060853 |
| CE07060856 | CE07060857 | CE07060882 | |

Cases Withdrawn

Mr. McKelligett 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:

| | | | |
|------------|------------|------------|------------|
| CE07011407 | CE07060635 | CE07060637 | CE05061034 |
|------------|------------|------------|------------|

Cases Rescheduled

Mr. McKelligett 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:

| | |
|------------|------------|
| CE07051135 | CE07051049 |
|------------|------------|

There being no further business, the hearing was adjourned at 1:26 p.m.


Special Magistrate

ATTEST:


Clerk, Special Magistrate