

FINAL
SPECIAL MAGISTRATE HEARING
City Commission Meeting Room
Special Magistrate Meah Tell Presiding
August 16, 2007
9:00 A.M. – 2:40 P.M.

Staff Present:

Brian McKelligett, Clerk of Special Magistrate Supervisor
Sue Manning, Secretary, Special Magistrate
Mary Allman, Secretary Special Magistrate
Assistant City Attorney
John Gossman, Code Enforcement Supervisor
Cheryl Pingitore, Code Enforcement Supervisor
Leonard Ackley, Code Enforcement Officer
Leonard 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
Robert Guilford, Engineering Inspector
Ingrid Gottlieb, Code Enforcement Officer
Lee Kaplan, Code Enforcement Officer
Wilson Quintero, Code Enforcement Officer
Mary Rich, Code Compliance Officer
Bill Snow, Code Enforcement Officer
Mario Sotolongo, Code Enforcement Officer
Ursula Thime, Code Enforcement Officer
Tuchette Torres, Code Enforcement Officer
Irma Westbrook, Code Enforcement Officer

Also Present:

CE07040842, CE06091540: Bernard Petreccia, owner
CE07020858: Bruce Tucker, developer's representative
CE07070656: Todd Thomsen, owner
CE07061551: Michael Schloss, manager; Jay Beskin, association attorney
CE07030058: Jeffrey Platter, owner
CE06080035: Hope Calhoun, attorney
CE07050512: Leonce Alcindor, owner
CE07030454: Charles Jordan, owner
CE07010114: James Ackerman, owner
CE07051417: Jennifer Ashlin, owner; Bradley Ashlin, owner
CE07011429: Carrie Gadson, owner
CE07011809: Marietta O'Neal, owner
CE07061115: Hilton Wiener, owner

CE07041884: James Lusk, owner's representative
CE07031094, CE07041070: Mauricio Fermayer, owner's representative
CE07041847: Providence Deliard, owner
CE06061380: Kofi Benton, owner's daughter
CE06102134: Jeremiah Carter, company director
CE07051758: Angela Cope, owner
CE07020622: Ricky Lewis, owner; Joshua Chirudo, tenant
CE07010715: Winston Curtis, owner's representative
CE05120654: Douglas Bell, attorney
CE07031153: Paul Brin, landscaper
CE07061836: Christian Ballesteros, corporate representative
CE06101077: Nectaria Chakas, attorney
CE07030117: John Fowler, construction manager
CE06110369: Kishor Karia, owner; Mayur Shah, owner's representative; Tejus Karia, owner's son
CE07071231: Michael Rambarrat, owner
CE06110572: Kevin Court, owner

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M. Ms. Tell explained the format for the hearing, and informed everyone that the proceedings were being recorded.

Case: CE07041884

Chicago Holly Heights LLC
1455 Holly Heights Drive # 35

Mr. McKelligett announced that certified mail sent to the owner was accepted on 8/2/07 and certified mail sent to the registered agent was accepted on 8/1/07.

Ms. Irma Westbrook, Code Enforcement Officer, testified to the following violations:
9-280(f)

THE PLUMBING IN THE BATHROOMS IS NOT MAINTAINED IN
A GOOD, SAFE WORKING CONDITION.

9-280(g)

ELECTRICAL OUTLETS NOT MAINTAINED IN A GOOD, SAFE
WORKING CONDITION.

Officer Westbrook submitted into evidence the limited Power of Attorney provided to her by the owner's attorney/representative, James Lusk. She explained that she had spoken with Mr. Lusk, and he had faxed her information indicating he had repair people working on the problems at the property. Officer Westbrook submitted photos of the property and the inspection report into evidence, and said Mr. Lusk had agreed to 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: CE07050512

Leonce Alcindor
700 Northwest 14th Terrace

Mr. McKelligett announced that service was via posting on the property on 7/27/07 and at City Hall on 8/2/07.

Mr. William Snow, Code Enforcement Officer, testified to the following violation:
9-329(a)

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

Officer Snow submitted the case file into evidence and recommended ordering compliance within 60 days or a fine of \$50 per day.

Mr. Leonce Alcindor, owner, requested more time to make the repairs. Ms. Tell advised him to send a written request to Code Enforcement to apply for more time if it appeared he could not comply by the deadline.

Ms. Tell found in favor of the City and ordered compliance within 63 days, to 10/18/07, or a fine of \$50 per day.

Case: CE07020858

Meritage Condo Association Inc
40 Hendricks Isle

Ordered to reappear from 6/21/06

Mr. McKelligett announced that this case was first heard on 4/19/07 to comply by 5/24/07: 1 Section at \$100 per day. Fines had been suspended from 6/21/07 to 8/16/07 and fines had accrued to \$2,700.

Mr. Bruce Tucker, the developer's representative, said the engineer had just finished the drawings, and they intended to remove the generator to comply. He requested at least two weeks to comply.

Ms. Ursula Thime, Code Enforcement Officer, stated that the generator was not currently working, so the noise was not an issue, but the generator must be removed.

Mr. Len Ackley, Code Enforcement Officer, confirmed that the property would comply provided the generator was not running, but asked Ms. Tell to continue the case so the generator could be removed.

Ms. Tell granted a 35-day extension and ordered Mr. Tucker to appear at the 9/20/07 hearing to address the fines that had already accrued.

Case: CE07061836

Port Street Lucie Projects LLC
3050 Northwest 68th Street

Mr. McKelligett announced that service was via the appearance of the owner at this hearing.

Ms. Tuchette Torres, Code Enforcement Officer, testified to the following violation:
18-27(a)

THERE IS OVERGROWTH ON THE PROPERTY.

Officer Torres submitted the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Mr. Christian Ballesteros, corporate representative, agreed to comply within 14 days.

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

Case: CE07051417

Bradley Ashlin &
Jennifer Oliveri
1028 Southeast 11th Court

Mr. McKelligett announced that service was via posting on the property on 7/30/07 and at City Hall on 8/2/07.

Mr. Leonard Ackley, Code Enforcement Officer, testified to the following violations:
9-280(b)

THE WALLS OF THE HOUSE ARE IN DISREPAIR.

9-306

THE BUILDING HAS UNFINISHED SURFACE AND NEEDS
WORK.

Complied:

18-27(a)

THERE IS TRASH AND DEBRIS AROUND THE PROPERTY.

Ms. Jennifer Ashlin, owner, explained that they had begun work on the house and discovered the property was unsafe. The building contractor informed them they must demolish the house. She presented a letter from the demolition contractor, who was in the process of obtaining permits. Ms. Ashlin requested 60 days.

Officer Ackley did not object to allowing 60 days. He submitted photos of the property and the case history into evidence.

Ms. Tell ordered compliance with 9-280(b) and 9-306 within 63 days, by 10/18/07, or fine of \$25 per day per violation. She cautioned the respondent to file a written request for an extension if she believed they would not comply by the deadline. Respondent is further ordered to reappear at the 10/18/07 SM Hearing.

Case: CE07041847
Providence Deliard
1633 Northwest 8th Avenue

Hearing to impose fine

Mr. McKelligett announced that this case was first heard 6/21/07 to comply by 7/5 and 7/19/07: 3 sections at \$50 per day each. The property was not complied and the City was requesting imposition of a \$4,250 fine and its continued accrual until the property was complied.

Mr. Providence Deliard, owner, explained that the tenants had removed the house numbers, but he would replace them. Ms. Tell advised him to speak with Inspector Westbrook regarding the other problems.

Upon returning to the case, Ms. Irma Westbrook, Code Enforcement Officer, said Mr. Deliard had promised to comply the house number violation today and agreed to meet her at the property on Tuesday at 8 o'clock to discuss what must be done to comply the parking area. Mr. Deliard agreed.

Ms. Tell granted a 35-day extension to 9/20/07.

Mr. McKelligett announced that the following two cases for the same owner would be heard together:

Case: CE07040842
Bernard & Rita Petreccia
11 Southwest 11th Avenue

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

Mr. Leonard Ackley, Code Enforcement Officer, testified to the following violation:
9-329(a)

PROPERTY BOARDED BY A-QUICK, BUT NO CERTIFICATE
ISSUED.

Mr. Bernard Petreccia, owner, said he was blocked from obtaining a permit to board the property, and he must appear in front of the Historic Preservation Board regarding the

property. His appearance was scheduled for September, and he anticipated the City would subsequently issue the permit.

Officer Ackley confirmed that the property was boarded so there were no life safety issues. He later submitted both case histories into evidence.

Ms. Ginger Wald, Assistant City Attorney, agreed this must be heard by the Historic Preservation Board, and the board liaison should appear at a Special Magistrate hearing to explain the board's position on this and Mr. Petreccia's other property. Ms. Wald said she had spoken with Officer Ackley, and they agreed both cases should be continued to 9/20/07.

Ms. Tell continue the case to 9/20/07.

Case: CE06091540
Bernard & Rita Petreccia
11 Southwest 11th Avenue

Request for extension

Ms. Tell granted an extension to 9/20/07 and stopped any additional fines.

Case: CE07070656
Todd Thomsen
146 Southwest 21st Way

Mr. McKelligett announced that service was via the appearance of the owner at this hearing.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:
9-281(b)

THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THIS PROPERTY. ALSO THERE ARE UNLICENSED, INOPERABLE VEHICLES AND BOATS AND TRAILERS STORED ON THIS PROPERTY. THIS IS A REPEAT VIOLATION OF CE05120543.

Complied:
47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF BUILDING MATERIALS, CAR PARTS AND MISCELLANEOUS ITEMS ON THIS PROPERTY. THIS IS A REPEAT VIOLATION CE 03020008 AND CE05120543.

9-304(b)

THERE ARE BOARS AND TRAILERS PARKED ON THE LAWN AT THIS PROPERTY.

Officer Cross explained that this was a recurring violation, and that one of the four boats present on the property was not registered. He submitted photos of the property, the inspection report and notice of violation into evidence and recommended ordering compliance with 9-281(b) within 10 days or a fine of \$100 per day.

Mr. Todd Thomsen, owner, submitted his own photos of the property, taken that morning, into evidence. He informed Ms. Tell that the fourth boat was indeed registered, but he had been unable to find the registration; he suspected it had been stolen. Mr. Thomsen said he would obtain a copy of the registration from the title agency.

Ms. Tell found in favor of the City and ordered compliance with 9-281(b) within 10 days, by 8/26/07, or a fine of \$100 per day.

Case: CE07051758
Daniel & Angela Cope
2011 Northeast 18th Street

Mr. McKelligett announced that service was via posting on the property on 7/31/07 and at City Hall on 8/2/07.

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

PROPERTY HAS LOTS OF OVERGROWTH.

Complied:

9-281(b)

THERE IS A DERELICT VEHICLE, PICK-UP TRUCK, STORED
ON THE PROPERTY.

Officer Davis submitted photos of the property and the case history into evidence, and informed Ms. Tell that 9-281(b) was now complied.

Ms. Angela Cope, owner, said she had already cleared the overgrowth that had been obstructing drivers' vision, and explained that she used her landscaping to try to keep the house cooler.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) within 35 days, by 9/20/07, or a fine of \$25 per day.

Case: CE07071231
Mohammed Hanif & Anjanie Rambarrat
4700 Northwest 10th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/27/07.

Ms. Tuchette Torres, Code Enforcement Officer, testified to the following violation:
BCZ 39-275(7)(a)

**THERE IS A WHITE BOX TRUCK STORED/PARKED ON THE
PROPERTY AT VARIOUS TIMES, NOT EXCLUDING THE
EVENING. THIS IS A REPEAT VIOLATION OF CASE
CE07040386.**

Officer Torres announced that this was a repeat violation, submitted photos of the property, the notice of violation and case history into evidence and recommended ordering compliance within 10 days or a fine of \$250 per day with the right to tow the truck. Officer Torres informed Ms. Tell this was the sixth or seventh time this year the property had been cited.

Mr. Michael Rambarrat, owner, said he never kept the truck overnight at the house and he only brought it there when the storage unit where it was usually stored was not open. Ms. Tell noted that some of Officer Torres's photos were taken at 9:36 in the evening.

Ms. Tell confirmed with Mr. Rambarrat that the problem was he did not have 24-hour access to the storage facility for the vehicle. Ms. Tell reiterated he could not store the trucks in front of his residential property. She suggested he locate a storage facility where he would have 24-hour access. Mr. Rambarrat agreed to look for another facility.

Officer Torres explained that unless this was a UPS or FedEx truck being loaded, it could not be parked for even one hour in a residential neighborhood. She said Mr. Rambarrat was well aware of this from his previous citations.

Ms. Tell found in favor of the City and ordered compliance within 35 days, by 9/20/07, or a fine of \$250 per day. She cautioned Mr. Rambarrat to request an extension if he could not comply by the deadline.

Case: CE06110369
Sudha Investment Co
3401 Davie Boulevard

Hearing to impose fine

Mr. McKelligett announced that this case was first heard 4/19/07 to comply by 5/17 and 5/24/07: 3 sections at \$50 per day each. Fines had been suspended from 6/21/07 to 7/19/07. The property was complied and the City was requesting imposition of a \$1,775 fine [reduced from \$3,550].

Dr. Kishor Karia, owner, said he had sent a letter to Supervisor Murray on 5/29/07 requesting an extension, and submitted a copy of the certified mail receipt to Ms. Tell. Dr. Karia said he had also phoned to the inspector and informed him that his contractor had been forced to leave the country for an emergency.

Mr. Wilson Quintero, Code Enforcement Officer, said he had first cited the property in November 2006. Mr. Patel, the engineer, had contacted him in January, and Officer Quintero and the supervisor had informed Mr. Patel what must be done to comply, but he had never applied for the boarding permit. Officer Quintero reported that he had passed by on the previous day and the property was again overgrown.

Ms. Ginger Wald, Assistant City Attorney, submitted a copy of Dr. Karia's May 25, 2007 letter into evidence, and noted that it was dated after the compliance date. Officer Quintero reported he had reinspected the property 10 times.

Ms. Tell confirmed compliance dates and fines with Officer Quintero, and calculated that fines had accrued to \$1,450 between the compliance date and the City's receipt of Dr. Karia's letter.

Mr. Mayur Shah, the owner's representative, explained he had been called away to India in May on an emergency, and had called the inspectors several times, informing him of this. Mr. Shah said he had contacted Supervisor Murray on May 8 requesting additional time, and advised Dr. Karia to send a letter pursuant to this.

Mr. Tejus Karia, the owner's son, said he was helping his father comply the property, and they were acting in good faith. Ms. Tell said she was not pleased that Officer Quintero had reported the property was overgrown again. Mr. Karia said he had applied weed killer on the property, and said he would take responsibility for the property in the future.

Mr. Shah said that recently the lawn company they were using had gone out of business so this may be the reason the property was overgrown again. He said he was in the process of hiring a new maintenance company.

Ms. Tell examined the case history. She then advised Dr. Karia to consult with the supervisor.

Upon returning to the case, Officer Quintero explained that Supervisor Murray had been very specific when he had spoken to Mr. Shah on May 8 that the letter requesting an extension should be hand delivered to speed up the process, but the City had not received the letter until May 29.

Ms. Wald pointed out that Mr. Shah had phoned the City several times to inform Officer Quintero that the property was complied, but upon his reinspection the property was not. This was why the City was seeking to have fines imposed.

Mr. Shah said he had phoned to ensure that the repairs were being made in the right way, not for reinspection. He described problems their contractor had experienced.

Dr. Karia asked Ms. Tell to impose no fine. Ms. Tell recapped the case history, and said she felt a fair resolution, considering the time put into the case by Code Enforcement, was to impose a fine of \$1,450.

Ms. Tell imposed a \$1,450 fine.

Case: CE07061551

New River Condo Association Inc
451 Northwest 23rd Avenue

Mr. McKelligett announced that certified mail sent to the registered agent was accepted on 7/31/07.

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

9-280(b)

THE CEILINGS IN UNIT 6 AND 8 ARE IN DISREPAIR. SECTIONS OF THE CEILING IN UNITS 6 AND 8 HAVE CAVED INTO THE RESPECTIVE UNITS.

9-280(c)

THE SECOND FLOOR STAIRWAY AND WALKWAY RAILINGS ARE LOOSE AND ARE NOT SECURED TO THE SURFACE OF THE WALKWAY. THE SECOND FLOOR CONCRETE RAILINGS CAN BE MOVED AND SHIFTED WITH VERY LITTLE EFFORT AND ARE IN DANGER OF COLLAPSE.

9-280(f)

THE PLUMBING SYSTEM IS NOT MAINTAINED. THE BATHTUB IN UNIT 6 DOES NOT DRAIN PROPERLY. THE BATHTUB DRAINS SLOWLY. THE SEWER DRAIN CLEANOUT IN THE PARKING LOT IS IN DISREPAIR. THE CLEANOUT CAP IS DAMAGED ALLOWING SEWAGE TO EXIT THE CLEANOUT AND FLOOD THE PARKING LOT.

9-280(g)

THE ELECTRICAL SYSTEM IS NOT MAINTAINED. ONE OR MORE EXTERIOR LIGHTING FIXTURES ARE INOPERATIVE. ONE OR MORE ELECTRICAL JUNCTION BOXES AND ELECTRICAL OUTLET BOXES HAVE MISSING OR LOOSE COVERS ALLOWING THE WIRES TO BE EXPOSED. ONE OR MORE MAIN POWER CUTOFF CIRCUIT Breakers OR SWITCHES ARE DAMAGED OR BROKEN.

9-280(h)(1)

THE CHAIN LINK FENCE IS IN DISREPAIR. ONE OR MORE POSTS ARE LOOSE. SECTIONS OF CHAIN LINK ARE LOOSE OR HANGING. THERE ARE ONE OR MORE MISSING TOP RAILS. THE METAL WESTERN PERIMETER FENCE IS DAMAGED. THERE ARE SECTIONS OF BENT FENCING AND

MISSING VERTICAL COMPONENTS.

9-308(a)

THE ROOF IS IN DISREPAIR, IT IS NOT SAFE, SECURE
AND WATERTIGHT. THE ROOF LEAKS CAUSING DAMAGE TO
THE INTERIOR OF ONE OR MORE DWELLING UNITS.

Officer Snow recommended ordering compliance with 9-280(b), 9-280(f), 9-280(h)(1) and 9-308(a) within 35 days or fine of \$50 per day per violation, with 9-280(c) within 63 days or a fine of \$100 per day, with 280(g) within 63 days or a fine of \$50 per day. Officer Snow explained that regarding 9-280(c), an attempt had been made to strengthen the railing, but he did not believe it was up to code. Regarding 9-280(f), the cleanout cap had been repaired, but the bathtub still drained very slowly. Regarding 9-280(h)(1), Officer Snow said there was debate concerning the ownership of western perimeter fence; it might belong to Broward County. Officer Snow submitted photos of the property and the case file into evidence.

Mr. Jay Beskin, attorney, explained that this condo was currently undergoing its 40-year reinspection and an inspector had been retained to ensure the property was code-compliant. Mr. Beskin noted that two tenants had prevented reinspection and damaged the units they were occupying, and the unit owners had taken action to evict these tenants. Tenants had been removed from unit eight and Mr. Beskin believed compliance could be completed in this unit by Inspector Snow's deadline.

Ms. Tell confirmed that the tenants had been evicted from unit eight, but not from unit six. Mr. Beskin said these tenants had not allowed access to the unit for the repairs to be made.

Mr. Michael Schloss, association manager, said they had visited the apartment with Inspector Snow and the police, but the tenants would not permit entrance for the repairs to be made. Mr. Schloss said the owner had agreed to allow access.

Ms. Tell asked Mr. Beskin if the collapsed ceiling was a health and safety issue. Mr. Beskin said he did not believe so, and he believed that once the units were no longer occupied there was no violation. Inspector Snow said that according to the building inspector, the collapsed ceiling was not a health and safety violation because it was not leaking on any electrical fixtures. Inspector Snow reported that tenants from both units had been to doctors as a result of the violations. He submitted a police report from one of their visits to the property into evidence.

Ms. Ginger Wald, Assistant City Attorney, confirmed both unit owners had filed removal of tenant actions. Ms. Wald said the property would be cited differently if it were unoccupied. Ms. Tell noted that Inspector Snow had cited the condo association, not the owners, and she therefore assumed it was because the condo association was obligated to maintain the common elements. Ms. Tell asked why the obligation to repair the ceiling would be any different if the unit(s) were unoccupied. Ms. Wald said it was a

question whether the association or the owner was responsible, and the owner should be individually noticed and appear. Ms. Wald also wanted both of the units reinspected to determine whether the tenants had been evicted.

Officer Snow said subsection (a) of 9-280 indicated that the unit must be occupied for the code to take effect; subsection (b) did not specify.

Ms. Tell ruled on another case to allow Ms. Wald time to interpret this subsection.

Upon returning to the case, Ms. Wald provided Ms. Tell with a copy of 9-280(b) in its entirety. Officer Snow said he had cited the specific code 9-280(a) for the roof, because it did not differentiate between occupied and unoccupied units. Ms. Tell noted that at the time the property was cited, the property was out of compliance. The only issue now was how long was a reasonable period of time to bring the property into compliance, and what fines would run if the owner failed to comply by the deadline.

Mr. Beskin said walls and ceilings were not common elements, but were limited common elements, which were the responsibility of the unit owner, not the condo association. Notwithstanding this Mr. Beskin said the condo association was willing to make the repairs to the ceiling. Officer Snow said he had done research which indicated that ceilings and walls were limited common elements, and were the responsibility of the condo association. Mr. Beskin said this was covered by the condominium documents.

Ms. Tell said she was finding that the condominium association had a responsibility to maintain these "common elements" or "limited common elements."

Mr. Beskin reiterated that the tenants had been the obstacle to the repairs and once the tenants had left, the association would complete the repairs. Ms. Tell was concerned about the safety issues and Mr. Beskin agreed to prevent anyone access to the areas of units six and eight once the tenants were evicted until repairs were made.

Officer Snow agreed to confirm that his major electrical concerns, the main breaker switch and receptacle, had been repaired.

Ms. Tell found in favor of the City in order compliance with 9-280(b), 9-280(f), 9-280(h)(1), 9-308(a) within 35 days or a fine of \$50 per day, per violation, and with 9-280(c), and 9-280(g) within 63 days or a fine of \$50 per day, per violation, and ordered the condo association representatives to appear at the 9/20/07 hearing.

Ms. Tell said the language of the order would include her opinion that it was the association's responsibility to effectuate the repairs, and they should be given access to the units to accomplish this. She advised Mr. Beskin to speak with the Assistant City Attorney regarding the exact language. Ms. Wald said the unit owners would be notified of the 9/20/07 hearing.

Case: CE07061115

Greenwich Capital LLC
1430 Northwest 7th Street

Mr. McKelligett announced that service was via the appearance of the owner at this hearing.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, testified to the following violations:
18-27(a)

THE PROPERTY IS OVERGROWN AND NOT BEING MAINTAINED. THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE PROPERTY. **THIS VIOLATION IS REPETITIVE AS PER ORDER (SM HULL) DATED 04/05/07, CE06110914.**

9-280(h)(1)

THE CHAIN-LINK FENCE HAS BENT RAILS AND IS IN GENERAL DISREPAIR. **THIS VIOLATION IS REPETITIVE AS PER ORDER (SM HULL) DATED 04/05/07 CE06110914.**

9-326

THIS VACANT PROPERTY AS NOT BEEN MAINTAINED IN A CLEAN, ACCEPTABLE MANNER. THE PROPERTY CONTINUALLY HAS AN ACCUMULATION OF LITTER AND OVERGROWTH. THE PROPERTY IS LACKING MAINTENANCE WHICH HAS RESULTED IN A SUB- STANDARD CONDITION. THIS ORDINANCE STATES THE OWNER REMAINS LIABLE FOR VIOLATIONS REGARDLESS OF ANY AGREEMENT WITH A THIRD PARTY.

Complied:

9-278(g)

THERE ARE TORN AND MISSING SCREENS ON THE WINDOWS.

9-280(b)

THERE ARE BROKEN JALOUSIE WINDOWS ON THE BUILDING.

Supervisor Pingitore said the owner had contacted her several times, and she had explained to him that since these were repetitive violations, it was a serious issue, with serious potential fines. She submitted photos of the property, the Special Magistrate notice, the order from Judge Hull and the inspection report into evidence.

Mr. Hilton Wiener, owner, said two of Supervisor Pingitore's photos were actually of an adjacent property. Mr. Wiener said the property was in a very bad area, was susceptible to vandalism, and he was doing the best he could. He believed the property was currently complied except for one piece of furniture a tenant had left in the back.

Supervisor Pingitore said this was only routine maintenance, and recommended ordering compliance within 14 days or a fine of \$500 per day, per violation.

Ms. Tell found in favor of the City and ordered to compliance with 18-27(a), 9-280(h)(1) and 9-326 within 14 days or a fine of \$100 per day per violation.

Case: CE07011429

Hearing to impose fine

William & Carrie Lee Gadson
1137 Northwest 15th Street

Mr. McKelligett announced that this case was first heard on 3/15/07, to comply by 5/17/07: 1 section at \$100 per day. Fines had been suspended from 5/18/07 to 8/16/07. The property was complied and the City was requesting imposition of a \$3,400 fine.

Ms. Carrie Gadson, owner, said the property had been in probate, and she would like another extension. She said she had phoned to request another extension. Supervisor Pingitore said the property was complied as of 7/10/07. Ms. Tell pointed out that fines had been suspended from 5/18 to 8/16, so the fine was only \$100.

Ms. Tell imposed a \$100 fine.

Case: CE07010114

Hearing to impose fine

James Ackerman
843 Southwest 14th Court

Mr. McKelligett announced that this case was first heard on 5/17/07, to comply by 5/31 and 7/5/07: 2 sections at \$25 per day each. The property was complied and the City was requesting imposition of an \$850 fine.

Mr. James Ackerman, owner, and explained that he had a health problem, and asked Ms. Tell to reduce the fine.

Mr. Dick Eaton, Code Enforcement Officer, said Mr. Ackerman had provided a doctor's letter regarding his injury dated March, and he would agree to reduce the fine to \$340. He informed Ms. Tell he had visited the property 12 times.

Mr. Ackerman said his injuries actually dated back to 2005.

Ms. Tell reduced the fine to \$250.

Case: CE06101077

Hearing to impose fine

HL Holdings LC
3400 Davie Boulevard

Mr. McKelligett announced that this case was first heard on 1/4/07, to comply by 7/5/07: 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.

Ms. Nectaria Chakas, attorney, requested a six-month extension to January 5, 2008, because the property was being converted into a day care center. They must file a site plan conditional use application and a parking reduction application which would require public hearings. Ms. Tell asked if the owners would pay the existing fine. Ms. Chakas said she would discuss this with her client.

Mr. Lee Kaplan, Code Enforcement Officer, did not object to the extension.

Ms. Tell asked Ms. Chakas to contact her client regarding paying the existing fine.

Ms. Tell granted a six-month extension to 2/14/08.

Ms. Chakas returned later in the hearing and reported that her client would pay the existing fine. Ms. Tell noted that Ms. Chakas would not need to return to another hearing to address the fines.

Case: CE07030058
Jeffrey Howard Platter
528 Northwest 23rd Avenue

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 6/21/07, to comply by 7/5/07: 1 section at \$50 per day. The property was complied and the City was requesting imposition of a \$700 fine.

Mr. Jeffrey Platter, owner, said he had not received notice of the previous hearing because the tenants had not notified him. He explained that the tenant had not paid rent and her son had been dealing drugs from the house. Until the tenant was evicted, Mr. Platter did not feel comfortable visiting the property. As of now, Mr. Platter said the house had been cleaned and he had a lawn maintenance company keeping the yard.

Mr. William Snow, Code Enforcement Officer, did not object to a reduction of the fine.

Ms. Tell reduced the fine to \$250.

Case: CE07041070
Michael & Magda Sedra
2520 East Commercial Boulevard

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 6/7/07, to comply by 7/5/07: 3 section at \$33.33 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. Mauricio Fermayer, owner's representative, said they were doing roadwork for FDOT, and sewer work for the City of Fort Lauderdale. He said they could either store the machinery on the road, which would require closing two lanes of US 1, or store it in

this empty lot on the side of the road. Mr. Fermayer said they were supposed to finish the job in January, but he had told the inspector that he wanted to leave in August, because of the violations. He requested 15 days.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said storage of the equipment and vehicles on an empty lot was an illegal land use. She recommended no extension be granted. Ms. Tell asked where Mr. Fermayer should store these things. Officer Gottlieb said he should have made other arrangements previously to store the vehicles and equipment where they needed to be.

Mr. Fermayer said he had informed Judge Hull that FDOT had told him to store the equipment in the street right-of-way. Ms. Tell asked for proof that they were subcontractors for FDOT. Officer Gottlieb said it was possible to get a permit to use this lot as a staging area, but this had not been done.

Ms. Ginger Wald, Assistant City Attorney, said Judge Hull's order indicated the violations existed, and this was a Massey hearing.

Officer Gottlieb added that Judge Hull had ordered Mr. Fermayer to appear at the July 5 hearing, and he had not appeared, and there had been no progress on this property. She presented the case history to Ms. Tell. Mr. Fermayer said he had not been notified by the owners to appear.

Ms. Tell granted a 14-day extension to 8/30/07 and stopped the fines. She advised Mr. Fermayer to tell the owner to appear at that hearing to address the fines.

Case: CE07031094
1555 North Federal LLC
1555 North Federal Highway

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 6/7/07, to comply by 7/5/07: 1 section at \$100 per day. 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.

Ms. Aretha Davis, Code Enforcement Officer, reported that the violation still existed, because there was still construction staging on a vacant property.

Mr. Mauricio Fermayer, the owner's representative, presented the permits for the water meters to Ms. Tell. Officer Davis said she had suggested Mr. Fermayer apply for a permit for a fencing enclosure and a construction site. Mr. Fermayer said he had applied for the fence permit. Officer Davis said she had no objection to an extension because Mr. Fermayer was making an effort.

Mr. Fermayer requested an extension until November.

Ms. Tell granted in 91-day extension to November 15th and stopped the fines from running.

Case: CE06080035

Request for extension

Kygo LLC
597 South Andrews Avenue

Mr. McKelligett announced that this case was first heard on 1/4/07, to comply by 3/1/07: 2 sections at \$50 per day each. Fines had been suspended from 4/19 to 8/16/07. The property was not complied, the fines had accrued to \$4,800 and the owner was requesting an extension.

Ms. Hope Calhoun, attorney for the owner, reported that her client had applied for the permits, and the engineer had requested a 120-day extension. She noted that one of the permits must be approved by the EPD.

Mr. Len Ackley, Code Enforcement Officer, said this case was a year old and the owners had the application for some time, with no progress. He said he had heard nothing from the owner in the past four months. Officer Ackley recommended a shorter extension.

Ms. Tell granted a 63-day extension to 10/18/07 and ordered Ms. Calhoun to appear at that hearing.

Case: CE06110572

Hearing to impose fine

Kevin & Deena Court
6800 Northwest 26th Terrace

Mr. McKelligett announced that this case was first heard on 5/17/07, to comply by 6/21/07: 1 section at \$25 per day. Fines had been suspended from 6/22/07 to 7/6/07. The property was not complied, and the City was requesting imposition of the \$1,025 fine and its continued accrual until the property was complied

Mr. Kevin Court, owner, said after his last appearance, he had thought the property was complied after his conversation with Officer Torres. He did not realize fines were running for one violation.

Ms. Tchette Torres, Code Enforcement Officer, said there were still areas of paint on the building Mr. Court had promised to paint. Mr. Court informed Ms. Tell he was going to re-stucco the house after an addition was completed. He requested 60 days to do this.

Ms. Tell granted a 63-day extension to 10/18/07 and ordered Mr. Court to appear at that hearing to address the issue of the fines.

Case: CE05120654

Hearing to impose fine

Emma Joe Bartlett Estate
2617 Southwest 7th Street

Mr. McKelligett announced that this case was first heard on 2/1/07, to comply by 3/1 and 4/5/07: 2 sections at \$25 per day each. The property was not complied, and the City was requesting imposition of a \$7,475 fine and its continued accrual until the property was complied

Mr. Douglas Bell, attorney, attorney for the estate, said when he had appeared in February, he thought he had addressed both cases owned by this estate, but no order had been issued for this case. He pointed out that notice for this hearing had been sent to an old address. Mr. Bell said he was coordinating care for both properties. He requested an extension.

Mr. Bell said he was still waiting for the architectural plans for the carport to be delivered, and was unsure if the original person who had been contracted to do this would ever complete them.

Mr. Andre Cross, Code Enforcement Officer, said Mr. Bell was in contact with him regarding the property, and he did not object to an extension.

Ms. Tell granted a 63-day extension to 10/18/07 and ordered Mr. Bell to appear at that hearing.

Case: CE07020622

Hearing to impose fine

Ricky Lewis
2127 Northwest 6th Street

Mr. McKelligett announced that this case was first heard on 5/3/07, to comply by 5/24/07: 3 sections at \$50 per day each. The property was complied, and the City was requesting imposition of a \$3,250 fine [reduced from \$9,750].

Mr. Ricky Lewis, owner, said the tenant had installed the sign, and he had not received notice of the violation. As soon as the neighbor had made him aware of the violation, he had rectified the situation.

Mr. William Snow, Code Enforcement Officer, said proper notice procedures had been followed. Officer Snow said one of the tenants had phoned Mr. Lewis as he was posting the property, and Mr. Lewis had removed the signs within 24 hours. This is why he had recommended reduction of the fine. Officer Snow said he had visited the property 16 times.

Ms. Ginger Wald, Assistant City Attorney, said notices were being sent to the property address and to 5440 North State Road 7, Fort Lauderdale, Florida, the address listed

with the property appraiser's office. Mr. Lewis said he had not had this office on State Road 7 since February.

Mr. Joshua Chirudo, tenant, said he had not received the notices either. Mr. Chirudo said the inspector and remarked that there was 100 percent visibility from the inside of the building. He informed Ms. Tell the sign had cost approximately \$550. Mr. Chirudo offered to pay a \$250 fine.

Ms. Tell reduced to fine to \$250.

Case: CE07031153

Robert & Beverly Whaley
2648 Marion Drive

Mr. McKelligett announced that this case was first heard on 6/21/07, to comply by 7/5/07: 1 section at \$50 per day. The property was complied, and the City was requesting imposition of a \$50 fine [reduced from \$600].

Mr. Robert Guilford, Engineering Inspector, said the owner had submitted an affidavit, which Inspector Guilford presented, and a representative had been present at the hearing earlier.

Ms. Tell confirmed that the owner had requested the fine be reduced to \$50, and the City had agreed

Mr. Paul Brin, landscaper, agreed to inform the owner of the outcome of the case.

Ms. Tell imposed a \$50 fine.

Case: CE07030117

Request for extension

American One Inc
3400 Southwest 12TH Place

Mr. McKelligett announced that this case was first heard on 7/19/07, to comply by 8/2/07: 4 section at \$250 per day each. The property was not complied, the fine had accrued to \$11,500 and the owner was requesting an extension.

Mr. John Fowler, construction manager, said they had not received the notice through the mail. As soon as the property was posted, Mr. Fowler had contacted Inspector Quintero to find out what the violations were and what must be done to comply. Mr. Fowler requested two more weeks to complete repairs.

Ms. Tell granted a 21-day extension to 9/6/07, stopped the fines, and ordered Mr. Fowler to appear at that hearing to address the fines.

Case: CE07011809

Hearing to impose fine

Marietta O'Neal
1229 Southwest 29th Terrace

Mr. McKelligett announced that this case was first heard on 4/5/07, to comply by 4/15 and 7/5/07: 4 sections at \$50 per day each and 1 section at \$100 per day. The property was not complied, and the City was requesting imposition of a \$20,400 fine and its continued accrual until the property was complied

Ms. Marietta O'Neal, owner, said the City had damaged her driveway while making road repairs. She requested 60 additional days to comply.

Mr. Andre Cross, Code Enforcement Officer, recommended 90 days.

Ms. Tell granted a 91-day extension to 11/15/07, stopped the fines and ordered Ms. O'Neill to attend that hearing to address the fines. She cautioned Ms. O'Neal to file a written request for another extension prior to November 15 if she felt she would not comply by the deadline.

Case: CE07030454

Hearing to impose fine

Charles & Donna Jordan
716 Southwest 4th Place

Mr. McKelligett announced that this case was first heard on 6/21/07, to comply by 7/5/07: 3 sections at \$50 per day each. The property was complied, and the City was requesting imposition of a \$6,150 fine.

Mr. Len Ackley, Code Enforcement Officer, confirmed that all the violations were complied 8/6/07. Ms. Tell noted that the fine amount must be adjusted.

Mr. Charles Jordan, owner, said the property was complied prior to 8/6/07. Mr. Jordan said the findings regarding the property had been made based upon false and misleading information, and he requested that the original order be vacated and Ms. Tell rehear the case. Mr. Jordan said the case dated to March, and he had been corresponding with Inspector Ackley via email.

Ms. Tell said the notices had been mailed to Mr. Jordan at 716 Bryan Place, the property address. Mr. Jordan said he had challenged the original inspection report in his email to Inspector Ackley, and had assumed the matter was resolved. Mr. Jordan said when he was made aware of the order, he had removed the trailer from the property within a few days.

Inspector Ackley confirmed that mail for the first hearing had not been delivered, and he had posted notice on the fence for the June meeting. Mr. Jordan requested that the hearing be deferred until his attorney could be present.

Ms. Tell continued the case to 9/20/07.

Case: CE07010715

Hearing to impose fine

2495 East Commercial LLC
2495 East Commercial Boulevard

Mr. McKelligett announced that this case was first heard on 6/21/07, to comply by 7/5/07: 2 sections at \$50 per day each. The property was not complied, and the City was requesting imposition of a \$4,000 fine and its continued accrual until the property was complied

Mr. Winston Curtis, owner's representative, said the overgrowth had been complied "from day one" and he had a contract to remove the sign. He requested additional time for the sign to be removed.

Ms. Tell granted a 35-day extension to 9/20/07, and ordered Mr. Curtis to appear at that hearing to address the fines.

Case: CE06102134

Hearing to impose fine

Dania Economic Development Co
1760 Northwest 25th Avenue

Mr. McKelligett announced that this case was first heard on 3/1/07, to comply by 7/5/07: 2 sections at \$25 per day each. The property was not complied, and the City was requesting imposition of a \$1,900 fine and its continued accrual until the property was complied

Mr. Jeremiah Carter, company director, explained this was one of the City of Fort Lauderdale's housing recovery projects. He said they were doing work that went far beyond the violations for which the property had been cited. Mr. Carter said at the previous hearing he had promised to comply the violations and he thought they had. He described delays he had experienced in obtaining bids and permits for the driveway, and upgrades they had already completed at the property.

Mr. Adam Feldman, Code Enforcement Officer, confirmed that the fence was complied, and they had yet to pour the concrete for the driveway.

Mr. Carter said the concrete was being poured that day, and agreed to return on 9/20/07 to address the fines.

Ms. Tell granted a 35-day extension to 9/20/07, and ordered Mr. Carter to appear at that hearing to address the fines.

Case: CE06061380

Request for extension

Dorothy, L.D. & G.D. Benton
1642 Northwest 25th Terrace

Mr. McKelligett announced that this case was first heard on 1/18/07, to comply by 2/15/07: 3 sections at \$25 per day each. The fines had been suspended from 3/15 to 5/17/07 and from 5/18 to 8/16/07. The property was not complied, and fines had accrued to \$2,025.

Ms. Kofi Benton, granddaughter of the original owner, requested a 6-month extension.

Mr. Leonard Champagne, Code Enforcement Officer, explained that the family was repairing the interior of the home before repairing the outside. Officer Champagne recommended a four-month extension for Ms. Benton to reappear.

Ms. Tell cautioned Ms. Benton to repair the roof first to secure the home and prevent further damage to the interior.

Ms. Tell granted a 126-day extension to 12/20/07 and ordered Ms. Benton to attend that hearing.

Case: CE07051916

Delphine Lavery
808 Northeast 14th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/30/07.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violation:
9-329(b)

BUILDING WAS BOARDED UP WITHOUT HAVING OBTAINED
THE REQUIRED BOARDING CERTIFICATE.

Officer Thime said the City would not renew the certificate and the owner was in the process of removing the boards. She presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days, or fine of \$25 per day.

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

Case: CE07060296

Gregory Miller
448 Northwest 21st Avenue

Mr. McKelligett announced that service was via posting on the property on 7/27/07 and at City Hall on 8/2/07.

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

9-328(a)
THE BUILDING IS VACANT AND HAS BROKEN OR MISSING
WINDOWS OR DOOR OR OTHER OPENINGS THAT ALLOW
UNAUTHORIZED ACCESS TO THE INTERIOR.

Officer Snow submitted photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or fine of \$100 per day with the right to board up the building.

Ms. Tell found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day with the right for the City to board up the building.

Case: CE07051357

John Derynda Revocable Trust &
Karlene Pardue
1029 Northwest 3rd Avenue

Mr. McKelligett announced that service was via posting on the property on 7/30/07 and at City Hall on 8/2/07.

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

9-280(h)(1)
THE CHAIN-LINK FENCE ON THE PROPERTY IS IN
DISREPAIR.

Complied:
47-19.9

THERE IS OUTSIDE STORAGE OF MISCELLANEOUS ITEMS ON
THE PROPERTY.

9-278(g)
THE SCREENS ARE MISSING FROM THE WINDOWS.

9-280(b)
THERE ARE BROKEN AND MISSING WINDOWS ON THE
STRUCTURES.

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

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

9-306
THE PAINT ON THE STRUCTURES IS DIRTY AND STAINED.

Officer Westbrook submitted photos of the property and the inspection report into evidence, and recommended ordering compliance with 9-280(h)(1) within 42 days or fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-280(h)(1) within 42 days or fine of \$50 per day.

Case: CE07061469

Douglas Fleishman
1816 Northeast 11th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 8/6/07.

Ms. Irma Westbrook, Code Enforcement Officer, testified to the following violation:
9-281(b)

THERE IS A BLUE UNLICENSED, INOPERABLE MERCEDES ON
THE PROPERTY.

Complied:

18-27(a)

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

Officer Westbrook submitted photos of the property and the inspection report into evidence, and recommended ordering compliance with 9-281(b) within 10 days or fine of \$100 per day with the right to tow the vehicle.

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

Case: CE07061757

Wilna Aritus
1712 Northeast 7th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/31/07.

Ms. Irma Westbrook, Code Enforcement Officer, testified to the following violation:
9-280(h)(1)

THE WOODEN FENCE ON THE PROPERTY IS IN DISREPAIR.

Complied:

18-27(a)

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

Officer Westbrook submitted photos of the property and the inspection report into evidence, and recommended ordering compliance with 9-280(h)(1) within 14 days or fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-280(h)(1) within 14 days or fine of \$50 per day.

Case: CE07041765

Richard Baird
600 Southwest 24th Avenue

Mr. McKelligett announced that service was via posting on the property on 7/30/07 and at City Hall on 8/2/07.

Ms. Mary Rich, Code Compliance Officer, testified to the following violation:
9-328(a)

THE BUILDING IS VACANT WITH DOORS, WINDOWS OR
OTHER OPENINGS BROKEN OR MISSING THAT ALLOW
UNAUTHORIZED ACCESS TO THE INTERIOR.

Officer Rich submitted photos of the property and the inspection report into evidence, and recommended ordering compliance within 14 days or fine of \$100 per day with the right to board up the building.

Ms. Tell found in favor of the City and ordered compliance within 14 days or fine of \$100 per day with the right to board up the building.

Case: CE07050986

Boaz Derisse
225 Southwest 12th Avenue

Mr. McKelligett announced that service was via posting on the property on 7/30/07 and at City Hall on 8/2/07.

Mr. Len Ackley, Code Enforcement Officer, testified to the following violation:
9-281(b)

THERE ARE THREE (3) UNLICENSED, INOPERABLE
VEHICLES AND THERE IS TRASH, LITTER AND DEBRIS ON
THE PROPERTY.

Complied:
9-304(b)

THERE ARE CARS PARKED ON THE GRASS AREAS OF THE
PROPERTY.

Officer Ackley stated there were now two inoperable vehicles on the property: a Lincoln Continental and a white sedan. He submitted photos of the property and the case history into evidence, and recommended ordering compliance with 9-281(b) within 10 days or fine of \$100 per day with the right to tow the vehicles.

Ms. Tell found in favor of the City and ordered compliance with 9-281(b) within 14 days or fine of \$100 per day, or the Lincoln Continental and the white sedan would be towed.

Case: CE07041427

Stipulated agreement

Debbie White, P. Helewski & Sue Macoll
2600 Middle River Drive

Violation:

9-304(b)

VEHICLES AND BOAT CONSTANTLY PARKED ON THE GRASS.

Mr. McKelligett announced that the Officer had a stipulated agreement with the owner to comply within 42 days, by 9/27/07, or a fine of \$25 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 42 days, by 9/27/07, or a fine of \$25 per day.

Case: CE07041763

Dennis Gayness
1204 Northeast 15th Avenue

Mr. McKelligett announced that service was via posting on the property on 7/31/07 and at City Hall on 8/2/07.

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

18-27(a)

OVERGROWTH ON THE PROPERTY.

9-280(h)(1)

WOOD FENCE IS IN DISREPAIR.

9-306

EXTERIOR WALLS AND DOORS ARE DIRTY.

Officer Davis submitted photos of the property and the case history into evidence, and recommended ordering compliance within 30 days or fine of \$25 per day, per violation.

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

Case: CE07041786

Stipulated agreement

Peter Angelakos
1520 Northeast 15th Avenue

Violation:

9-304(b)

VEHICLES CONSTANTLY PARKED ON THE GRASS.

Mr. McKelligett announced that the Officer had a stipulated agreement with the owner to comply within 48 days, by 10/4/07, or a fine of \$25 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 48 days, by 10/4/07, or a fine of \$25 per day.

Case: CE07060443

Dennis Gayness
1235 Northeast 15th Avenue

Mr. McKelligett announced that service was via posting on the property on 7/31/07 and at City Hall on 8/2/07.

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

18-27(a)

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

47-21.8.A.

LANDSCAPING IS NOT MAINTAINED. LARGE TREE IS
LEANING/FALLING OVER IN THE REAR.

9-280(h)(1)

WOOD FENCE IS IN DISREPAIR.

Complied:

9-328(a)

PROPERTY IS VACANT WITH OPEN/UNLOCKED DOORS.

Officer Davis submitted photos of the property and the case history into evidence, and recommended ordering compliance with 18-27(a), 47-21.8.A. and 9-280(h)(1) within 35 days or fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a), 47-21.8.A. and 9-280(h)(1) within 35 days or fine of \$25 per day, per violation.

Case: CE07010207

Stipulated agreement

Joseph Kenney &
Kellie Bishop
1431 Northeast 53rd Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/27/07.

Violation:

47-21.8.A.

THERE ARE MISSING AREAS OF LAWN. THE GRASS HAS
BEEN REPLACED WITH STONES.

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.

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.

Case: CE07020859

John Charney
1931 Northeast 55th Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/24/07.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violation:
47-21.8.A.

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE
ARE WEEDS COVERING THE PROPERTY AND SWALE.

Complied:
9-306

THERE ARE AREAS OF THE STRUCTURE MISSING PAINT.

Officer Gottlieb submitted photos of the property and the case file into evidence, and recommended ordering compliance with 47-21.8.A. within 4 weeks or fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance with 47-21.8.A. and within 4 weeks or fine of \$25 per day.

Case: CE07051541

Susan Breckenridge, Robert Hirsch &
Donna Sherfield
5821 Northeast 20th Avenue

Mr. McKelligett announced that service was via posting on the property on 7/30/07 and at City Hall on 8/2/07.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violation:
47-19.5.E.4.

THE FENCE PORTIONS ON THE NORTH AND SOUTH SIDE OF
THE PROPERTY DO NOT HAVE THE FINISHED SIDE FACING
TOWARD THE NEIGHBORING PROPERTIES. THERE IS NO
PERMIT FOR THESE FENCE PORTIONS.

Officer Gottlieb explained that she had spoken with the owner, who insisted the fence was not his property, and she had done extensive research that had proven to her satisfaction that the fence was on Mr. Hirsch's property. Mr. Hirsch had informed her he

would try to get the neighbor to submit permits. Officer Gottlieb submitted photos of the property and the case file into evidence, and recommended ordering compliance within 4 weeks or fine of \$25 per day.

Ms. Tell noted that Officer Gottlieb had included a copy of a survey of the property which did not depict the fence. Officer Gottlieb noted that the section of fence in violation was installed at the same time as another fence on the property for which Mr. Hirsch had a permit.

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

Case: CE07061120

C-Eagle Reel Estate LLC
528 Southeast 32nd Street

Mr. McKelligett announced that certified mail sent to the owner and registered agent were accepted on 8/3/07.

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

18-27(a)

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

9-281(b)

THERE IS AN INOPERABLE GRAY CHRYSLER ON THE
PROPERTY WITHOUT LICENSE OR TAG.

Complied:

24-27(f)

THE LIDS ON THE DUMPSTER ARE BEING LEFT OPEN ON A
REGULAR BASIS.

Officer Eaton explained that the gray Chrysler had been removed, but now there was a brown trailer without a license or tag on the property. He submitted photos of the property and the case file into evidence, and recommended ordering compliance with 18-27(a) and 9-281(b) within 14 days or fine of \$50 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) and 9-281(b) within 14 days or fine of \$50 per day, per violation.

Case: CE07061924

Maximo & Esther Alvarez
3339 South Federal Highway

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/19/07.

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

THERE IS TRASH AND DEBRIS ON THIS PROPERTY,
PRIMARILY AROUND THE PERIMETER.

47-21.8.A.

THE LANDSCAPE IS OVERGROWN AND NOT BEING
MAINTAINED IN A NEAT MANNER.

Officer Eaton said he had problems with this property previously and the City had cut the overgrowth there. He submitted photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or fine of \$100 per day, per violation.

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

Case: CE07070278

Southeast 16th Street Inc.
420 Southeast 16th Street

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

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

THERE IS A LARGE PILE OF CONSTRUCTION DEBRIS ON
THIS SITE.

Officer Eaton submitted photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or fine of \$50 per day.

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

Case: CE07070538

1440 Southwest 4th Avenue LLC
1440 Southwest 4th Avenue

Mr. McKelligett announced that certified mail sent to the registered agent was accepted on 7/31/07.

Mr. Dick Eaton, Code Enforcement Officer, testified to the following violations:
24-27(f)

THE LIDS ON THE DUMPSTERS ARE CONTINUOUSLY LEFT
OPEN.

47-19.4 D.4.

THE DUMPSTER ENCLOSURE GATES ARE CONTINUOUSLY
OPEN.

Officer Eaton said the same violations had occurred at this property five or six times. He submitted photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or fine of \$200 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance within 14 days or fine of \$200 per day, per violation.

Case: CE07062028

Joanne Lehman
6833 Northwest 29th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/31/07.

Ms. Tuchette Torres, Code Enforcement Officer, testified to the following violation:
9-281(b)

THERE IS AN UNLICENSED BLUE TRAILER (NO TAG)
FILLED WITH TRASH AND DEBRIS PARKED/STORED IN
FRONT OF THIS PROPERTY.

Officer Torres submitted photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or 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 fine of \$100 per day, with the right to tow the blue trailer.

Case: CE07041141

Claudette Renalls
1212 Northwest 7th Street

Mr. McKelligett announced that service was via posting on the property on 7/9/07 and at City Hall on 8/2/07.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, testified to the following violations:
18-27(a)

THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT
THE PROPERTY. THIS PROPERTY HAS NOT BEEN
MAINTAINED.

24-27(b)

THE GARBAGE CARTS ARE LEFT IN PUBLIC VIEW AFTER
SERVICE.

9-279(f)

THIS OCCUPIED BUILDING DOES NOT HAVE THE REQUIRED CITY WATER SERVICE.

9-280(b)

THERE ARE BROKEN AND INOPERABLE WINDOWS ON THE BUILDING.

9-280(g)

THERE ARE BROKEN AND INOPERABLE ELECTRICAL FIXTURES ON THE BUILDING.

Officer Pingitore said the building was in very poor condition and the police had visited the property to clear it several times. She submitted photos of the property and the case history into evidence, and recommended ordering compliance within 14 days or fine of \$100 per day, per violation, with the right to board up the building.

Ms. Tell found in favor of the City and ordered compliance within 14 days or fine of \$100 per day, per violation, with the right for the City to board up the building.

Case: CE07040437

Stipulated agreement

Graline Corp.
2060 Northwest 6th Street

Violations:

47-20.20.H.

THE PARKING LOT ON THE PROPERTY IS IN NEED OF RESEALING.

9-306

THE EXTERIOR WALLS OF THE PROPERTY ARE IN NEED OF CLEANING AND PAINT.

Mr. McKelligett announced that the Officer had a stipulated agreement with the owner to comply 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 within 63 days or a fine of \$50 per day, per violation.

Case: CE07060088

Stipulated agreement

Benjamin & Rosalinda Bugarin
1032 Northwest 3rd Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 8/7/07.

Violation:

9-306

THE EXTERIOR WALLS HAVE AREAS OF MISSING, PEELING
AND STAINED PAINT.

Mr. McKelligett announced that the Officer had a stipulated agreement with the owner to comply within 28 days or a fine of \$50 per day.

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

Case: CE07060103

Stipulated agreement

Benjamin Bugarin
1030 Northwest 3rd Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 8/7/07.

Violations:

47-20.20.H

THE PARKING LOT ON THE PROPERTY IS IN NEED OF
RESEALING AND RESTRIPIING.

9-280(h)(1)

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

Complied:

18-27(a)

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED OVER
THE PROPERTY.

Mr. McKelligett announced that the Officer had a stipulated agreement with the owner to comply 47-20.20.H. and 9-280(h)(1) within 42 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 47-20.20.H. and 9-280(h)(1) within 42 days or a fine of \$50 per day, per violation.

Case: CE07060108

Vincent Matraxia
1028 Northwest 3rd Avenue

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

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violations:
47-19.4.D.8.

THE DUMPSTER ENCLOSURE IS IN DISREPAIR.

9-280(h)(1)

THE WOOD FENCE ON THE PROPERTY IS IN NEED OF
REPAIR AND PAINT.

Officer Sotolongo presented photos of the property and the case file and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

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

Case: CE07060539

Milton Williams
2127 Northwest 7th Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 8/1/07.

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violation:
18-27(a)

CONSTRUCTION SITE ON VACANT LOT LITTERED WITH
RUBBISH, TRASH AND CONSTRUCTION DEBRIS, OVERGROWTH
OF GRASS, WEEDS AND PLANT LIFE.

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

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

Case: CE07060627

Stipulated agreement

BHG Victoria Mark LLC
715 Northeast 6th Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 8/7/07.

Violation:
24-27(b)

THE BULK TRASH DUMPSTER ON THE PROPERTY IS BEING
STORED OUTSIDE IN PLAIN VIEW FROM THE ROADWAY.

Complied:
9-280(g)

THERE IS A WALL AIR CONDITIONING UNIT IN DISREPAIR
ON THE PROPERTY.

Mr. McKelligett announced that the Officer had a stipulated agreement with the owner to comply 24-27(b) within 35 days or a fine of \$50 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 24-27(b) within 35 days or a fine of \$50 per day.

Case: CE0611173

Fatima Siu
3401 Southwest 12th Place

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

Wilson Quintero, Code Enforcement Officer, testified to the following violations:
9-280(h)(1)

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

9-304(b)

THERE ARE VEHICLES AND A TRAILER WITH BOAT STORED AND PARKED ON LAWN IN BACK YARD OF THIS PROPERTY.

Officer Sotolongo presented the case file and recommended ordering compliance within 42 days or a fine of \$25 per day, per violation.

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

Case: CE07010094

Zosimo Morales Sanchez
3405 Southwest 12th Place

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/25/07.

Wilson Quintero, Code Enforcement Officer, testified to the following violations:
47-34.1.A.1.

THERE ARE VEHICLES AND TRAILERS STORED AT THIS VACANT LOT IN VIOLATION OF PERMITTED ZONING LAND USE.

18-27(a)

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ON THIS VACANT LOT.

Complied:

9-280(h)(1)

THERE IS A CHAIN-LINK FENCE WITH GATE, IN DISREPAIR AT THIS VACANT LOT.

Officer Quintero presented photos of the property and the case file and recommended ordering compliance with 47-34.1.A.1. and 18-27(a) within 42 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 47-34.1.A.1. and 18-27(a) within 42 days or a fine of \$25 per day, per violation.

Case: CE07011635

Stipulated agreement

Denise Reinbott & Frank Caponi
3141 Southwest 20th Street

Violations:

9-280(b)

THERE IS A FASCIA BOARD IN FRONT OF THIS PROPERTY
IN NEED OF PAINT.

9-304(b)

THERE IS A DRIVEWAY IN DISREPAIR, NOT WELL-GRADED
AND DUST-FREE.

Mr. McKelligett announced that the Officer had a stipulated agreement with the owner to comply within 10 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 10 weeks or a fine of \$25 per day, per violation.

Case: CE07041065

Althea & Bernard Graves
3751 Southwest 23rd Street

Mr. McKelligett announced that service was via posting on the property on 7/30/07 and at City Hall on 8/2/07.

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

18-27(a)

THERE ARE GRASS, PLANTS, OVERGROWTH, RUBBISH,
TRASH AND DEBRIS ON FRONT AND BACK OF THIS
PROPERTY AND SWALE.

9-280(h)(2)

THERE IS A POOL WITH GREEN, STAGNANT WATER AND
GARBAGE, CREATING AN UNSAFE, UNSANITARY CONDITION
FOR THE HEALTH AND WELFARE OF RESIDENTS.

9-304(b)

THERE IS A GRAVEL DRIVEWAY THAT IS NOT WELL-GRADED
AND DUST/WEED FREE.

9-305(a)

THERE ARE GRASS/PLANTS/WEEDS ENCROACHING THE
RIGHT-OF-WAY AND OBSTRUCTING THE SIDEWALK.

Officer Quintero presented photos of the property and the case file 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: CE07041506

Stipulated agreement

Charlene Howard
3711 Southwest 12th Place

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/27/07.

Violations:

18-27(a)

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ON BOTH SIDES, IN FRONT AND AROUND THE DUMPSTER, ON THIS RENTAL PROPERTY.

47-19.4 C.2.

THERE IS A DUMPSTER STORED IN DRIVEWAY AT EAST SIDE OF THIS RENTAL PROPERTY ALL THE TIME.

9-280(b)

THERE IS FASCIA IN NEED OF PAINT AT A COUPLE OF PLACES ON THIS RENTAL PROPERTY.

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

Case: CE07061123

Riverside Condo Association Of Broward
1556 Southwest 5th Place

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/31/07.

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 35 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE07061124

Jorge Fermin Cimitier & Beverly Lewis
932 Southwest 15th Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/20/07.

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.

Complied:

NFPA 1 10.13.1.1

ADDRESS IS NOT POSTED AS PER CODE.

Inspector Clements recommended ordering compliance with NFPA 10 6.3.1 within 35 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance with NFPA 10 6.3.1 within 35 days or a fine of \$100 per day.

Case: CE07061125

Jorge Fermin Cimitier & Beverly Lewis
928 Southwest 15th Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/20/07.

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

NFPA 1 10.13.1.1

THE ADDRESS AND UNIT NUMBERS ARE NOT POSTED PER
CODE.

Inspector Clements recommended ordering compliance within 35 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE07061137

700 Southwest 15TH Avenue LLC
712 Southwest 15TH Avenue

Mr. McKelligett announced that certified mail sent to the registered agent was accepted on 7/26/07.

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 35 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE07061138

700 Southwest 15TH Avenue LLC
708 Southwest 15TH Avenue

Mr. McKelligett announced that certified mail sent to the registered agent was accepted on 7/26/07.

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 35 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE07061139

William Waid
709 Southwest 15th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/24/07.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:
NFPA 1 1.7.6

THERE IS STORAGE IN THE ELECTRICAL METER ROOM.

Inspector Clements recommended ordering compliance within 35 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE07061772

Riverside Condo Association of Broward
1540 Southwest 5th Place

Mr. McKelligett announced that certified mail sent to the registered agent was accepted on 7/31/07.

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

NFPA 1 1.7.6

THERE IS STORAGE 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 35 days or a fine of \$50 per day, and with NFPA 10 6.3.1 within 35 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance with NFPA 1 1.7.6 within 35 days or a fine of \$50 per day, and with NFPA 10 6.3.1 within 35 days or a fine of \$100 per day.

Case: CE07011366

Marvic Manor Inc
1354 Bayview Drive

Request for extension

Mr. McKelligett announced that the City was recommending an extension to 10/18/07.

Ms. Tell said she had correspondence from Officer Davis, which she submitted into evidence, expressing concern about granting a lengthy extension.

Ms. Tell granted a 35-day extension to 9/20/08.

Case: CE07022137

Jeremiah Blaize
1121 Northeast 10th Avenue

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 6/21/07, to comply by 7/5/07: 1 section at \$25 per day. The property was not complied and the City was requesting imposition of a \$1,025 fine and its continued accrual until the property was complied.

Ms. Tell imposed the \$1,025 fine and its continued accrual until the property was complied.

Case: CE07030630

Hearing to impose fine

Bethanie Alfred
1221 Northeast 5th Avenue

Mr. McKelligett announced that this case was first heard on 6/7/07, to comply by 7/5/07: 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.

Ms. Tell imposed the \$2,050 fine and its continued accrual until the property was complied.

Case: CE07031164

Hearing to impose fine

Shawn & Kelly Orser
726 Northwest 18th Street

Mr. McKelligett announced that this case was first heard on 6/21/07, to comply by 7/5/07: 2 sections at \$25 per day each. The property was not complied and the City was requesting imposition of a \$2,825 fine and its continued accrual until the property was complied.

Ms. Tell imposed the \$2,825 fine and its continued accrual until the property was complied.

Case: CE07041028

Hearing to impose fine

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

Mr. McKelligett announced that this case was first heard on 6/21/07, to comply by 7/5 and 7/19/07: 3 sections at \$100 per day each. The property was not complied and the City was requesting imposition of a \$7,400 fine and its continued accrual until the property was complied.

Ms. Tell imposed the \$7,400 fine and its continued accrual until the property was complied.

Case: CE07050038

Hearing to impose fine

Miguel & Pedro Amaya
3111 Northwest 68th Court

Mr. McKelligett announced that this case was first heard on 6/21/07, to comply by 7/5/07: 2 sections at \$25 per day each. The property was not complied and the City was requesting imposition of a \$1,975 fine and its continued accrual until the property was complied.

Ms. Tell imposed the \$1,975 fine and its continued accrual until the property was complied.

Case: CE05111270
Abelardo Perez
2144 Northeast 68th Street

Ordered to reappear from 7/19/07

Mr. McKelligett announced that this case was first heard on 4/19/07, to comply by 6/21/07: 1 sections at \$25 per day. Fines had been suspended from 7/19 to 8/16/07. The property was complied and the City was requesting imposition of a \$675 fine.

Ms. Tell imposed the \$675 fine.

Case: CE06120932
94-96 Hendricks Isle LLC
94 Hendricks Isle

Request for extension

Mr. McKelligett announced that this case was first heard on 7/19/07, to comply by 8/18 and 10/17/07: 4 sections at \$25 per day each. The City had agreed to request a 35-day extension for section 18-27(a).

Ms. Tell granted a 35-day extension for section 18-27(a).

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:

- | | | | |
|------------|------------|------------|------------|
| CE07051255 | CE07061972 | CE07060825 | CE07041582 |
| CE07061212 | CE07050977 | CE07061923 | CE07051197 |
| CE07050812 | CE07060068 | CE07060193 | CE07061274 |
| CE07061312 | CE07052186 | CE07060138 | CE07061581 |
| CE07061672 | CE07062009 | CE07071049 | CE07050829 |
| CE07051049 | CE07051476 | CE07050097 | CE07060231 |
| CE07040724 | CE07051571 | CE07060448 | CE07060569 |
| CE07070113 | CE07070261 | CE07030499 | CE07060672 |
| CE07061545 | CE07061904 | CE07061981 | CE07061999 |

CE07052106	CE07061790	CE07061921	CE07061954
CE07060079	CE07060082	CE07060534	CE07060644
CE07040126	CE07040540	CE07050008	CE07050604
CE07060853	CE07061105	CE07061111	CE07061113
CE07061118	CE07061122	CE07061127	CE07061135
CE07061136	CE07061141	CE07061762	CE07051853

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:

CE07060820	CE07032127	CE07041463	CE07050904
CE07061728	CE07061812	CE07041601	CE07041793
CE07010731	CE07060730	CE07061984	CE07070221
CE07070266	CE07070448	CE07060554	CE07041916
CE07061121	CE07061769		

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:

CE07060609	CE07060485	CE07060617	CE07060619
CE07071157	CE07060308		

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:

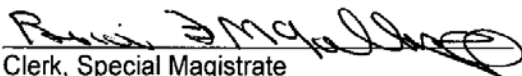
CE07020094	CE07020483	CE07070263	CE07050861
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There being no further business, the hearing was adjourned at 2:40 p.m.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate