

**SPECIAL MAGISTRATE HEARING
City Commission Meeting Room
Judge Floyd Hull Presiding
November 1, 2007
9:00 A.M. – 1:06 P.M.**

Staff Present:

Brian McKelligett, Clerk of Special Magistrate Supervisor
Sue Manning, Secretary, Special Magistrate
Mary Allman, Secretary Special Magistrate
Mark Campbell, Clerk III
Ginger Wald, Assistant City Attorney
Peggy Burks, 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
Ingrid Gottlieb, Code Enforcement Officer
Debbie Hernandez, Assistant Code Enforcement Manager
Mike Maloney, Code Enforcement Officer
Skip Margerum, Community Inspections Supervisor
Cheryl Pingitore, Code Enforcement Officer
Wilson Quintero, Code Enforcement Officer
Mary Rich, Code Enforcement Officer
Bill Snow, Code Enforcement Officer
Mario Sotolongo, Code Enforcement Officer
Ursula Thime, Code Enforcement Officer
Salvatore Viscusi, Code Enforcement Officer
Irma Westbrook, Code Enforcement Officer

Also Present:

CE05051547: Carl Casio, attorney; John Nicholls, owner
CE07081105: Mukhtar Baza, owner
CE07050575: Paul Johnson, owner
CE07080061: Sean Frampton, owner's representative
CE07050512: Leonce Alcindor, owner
CE05121218: Erika Hernandez, property manager
CE06092020: Cory Eichorn, attorney
CE07090278: Peter Hanna, attorney; Miguel Milian, owner; James Benjamin, attorney
CE07041759: John Steven Allen, mortgage holder
CE07010286: Leola Mayo Harrelu, owner
CE07020485: Thomas Shoop, owner
CE05091393: Kevin Fernander, attorney

CE07052072: Daina Scott, owner
CE07022265: Terry Benowitz, owner
CE07030031: Sherry Bell, representative of owner
CE07031377: Rose Bowman, owner; Humberto DeLatorre, contractor; William Vidal, contractor
CE07010560: John Rose, III, owner's son
CE07031506: Inales Osias, owner
CE06120452: Lisette Perazelli, owner's daughter
CE07071716: Russell Bratt, owner
CE06090364: Marguerite McKeever, owner
CE06110492, CE06110489: William Isenberg, owner
CE07060049: Krzysztof Tylinski, owner
CE07091249: Eddie Davis, property manager
CE07021704: Luciano Diaz, owner
CE07022058: John Burkett, owner
CE07030387: Elmon Wilkerson, owner
CE07021719: Pedro Beltran, owner; Mercedes Fernandez, owner
CE07021560: William Morey, representative of the owner
CE05121606: JamesGrzcxczczak, tenant
CE07031909: Johnny Olavarria, 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. Judge Hull cautioned respondents to contact the Code Department if they believed they could not comply by the deadline.

Case: CE07031506

Ordered to reappear on 9/3/07

Inales & Violette Osias
1731 Fairfax Drive

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

Mr. Wilson Quintero, Code Enforcement Officer, stated that on 9/3/07, Judge Hull had ordered the owner to attend this hearing. Officer Quintero described violations still existing at the property, and presented photos of the property and the case file to Judge Hull and reminded him that he had continued the case to this hearing to allow Mr. Osias to bring an interpreter and consult with an attorney regarding his wife's occupancy of the home.

Mr. Inales Osias, owner, said he had asked his attorney to attend, but he was not present, and presented Judge Hull with a document from the attorney.

Ms. Ginger Wald, Assistant City Attorney, recommended the court allow time for Mr. Osias's attorney to show up and return to the case later. Judge Hull agreed.

Upon returning to the case, Ms. Wald reported Mr. Osias had been unable to contact his attorney and she recommended the case be continued to the next hearing date. The City would also ensure that a Creole interpreter was present at that hearing.

Judge Hull continued the case to 12/6/07 and stopped fines from accruing.

Case: CE07021719

Continued from 9/6/07

Pedro Beltran Rojas Inc
3543 Davie Boulevard

Mr. McKelligett announced that this case was first heard 5/3/07 to comply by 7/12/07. Time for compliance had been extended from 9/6/07 to 11/1/07. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the property was complied and the City was requesting imposition of a \$550 fine [reduced from 2,750].

Mr. Pedro Beltran, owner, introduced himself.

Ms. Ursula Thime, Code Enforcement Officer, stated she would interpret for Mr. Beltran. Mr. Beltran stated he had been unaware fines were running because a tenant was responsible and had not informed him. Officer Thime explained the recommended fine reduction to Mr. Beltran, and he requested further reduction.

Mr. Wilson Quintero, Code Enforcement Officer, said he did not object to further reduction of the fine.

Ms. Mercedes Fernandez, owner, explained actions they had taken to comply. They had applied for the permit on June 22, 2007, but the signs failed inspection three times. The property was complied on 9/24/07.

Judge Hull imposed a \$300 fine.

Case: CE07041759

Robert McCauley
1140 Northeast 15th Avenue

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

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violations:
9-306

EXTERIOR WALLS ARE DIRTY, MOLDY AND HAVE AREAS OF
CHIPPING PAINT.

9-329(b)

MULTIPLE WINDOWS AND DOOR OPENINGS BOARDED WITHOUT
A BOARD-UP CERTIFICATE.

Officer Davis presented photos of the property and the case file and said the respondent had agreed to comply 9-306 within 28 days and 9-329(b) within 10 days.

Mr. John Steven Allen, mortgage holder, said he would remove the boards immediately, and painting should be complete within 30 days.

Judge Hull found in favor of the City and ordered compliance by 12/6/07 or a fine of \$25 per day, per violation.

Case: CE05051547

Nicholls Investment Properties LLC
206 Northeast 16th Avenue

Ordered to reappear from 8/2/07
Request for extension (35 days)

Mr. McKelligett announced that this case was first heard on 12/21/06 to comply by 3/15/07. Time for compliance had been extended from 3/16/07 to 6/21/07 and from 8/2/07 to 11/1/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied.

Ms. Ursula Thime, Code Enforcement Officer, confirmed that 9-306 was complied as of 10/24/07; the only remaining violation was 9-307(a) regarding the doors.

Mr. Carl Casio, attorney, explained that the doors were on order. He stated they were upgrading all of the windows and doors, not just repairing those that were broken. Mr. Casio said they were in the process of rehabilitating the entire building. Officer Thime confirmed they had gone far beyond her recommendations for repairs, including the installation of high-impact windows.

Mr. John Nicholls, owner, explained that this was a 1949 building, so the windows and doors must all be special ordered. Mr. Casio anticipated the doors would be delivered within 30 days and the job would be complete. Officer Thime had no objection to an extension.

Judge Hull granted a 35-day extension for 9-307(a) and ordered the respondent to attend the 12/6/07 hearing.

Case: CE07091249

Eddie Davis & Fannie Ford
2329 Northwest 13th Court

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

Mr. Leonard Champagne, Code Enforcement Officer, testified to the following violation:
9-304(b)

THE DRIVEWAY IS NOT WELL-MAINTAINED/GRADED.

Complied:

9-279(f)

THE BUILDING IS OCCUPIED AND DOES NOT HAVE CITY
WATER SERVICE.

9-281(b)

THERE IS AN UNLICENSED, INOPERABLE WHITE HONDA
PARKED ON THE PROPERTY.

Officer Champagne presented photos of the property and the case file and recommended ordering compliance with 9-304(b) within 49 days or a fine of \$25 per day.

Mr. Eddie Davis, owner, agreed to comply 9-304(b) within 49 days. He said he had misunderstood Officer Champagne's recommendation for the driveway.

Judge Hull found in favor of the City and ordered compliance with 9-304(b) within 49 days or a fine of \$25 per day.

Case: CE07052072

Ordered to reappear from 10/4/07

Daina Scott

1307 Northwest 11th Court

Mr. McKelligett announced that this case was first heard 7/19/07 to comply by 9/20/07. Time for compliance had been extended from 10/4/07 to 11/1/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting no fine be imposed [reduced from \$975].

Ms. Daina Scott, owner, agreed to the fine reduction.

Judge Hull imposed no fine.

Case: CE07071662

Allan Senat

211 Southwest 31st Avenue

Mr. McKelligett announced that service was via posting on the property on 10/9/07 and at City Hall on 10/18/07.

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violation:
9-280(h)

THE POOL ON THIS PROPERTY IS FULL OF GREEN
STAGNANT WATER.

Officer Sotolongo presented photos of the property and the case file and recommended ordering compliance within 10 days or a fine of \$100 per day. Officer Sotolongo said he had met twice with the owner, who promised he would take care of the problem, but he had made no effort to comply.

Judge Hull asked Officer Sotolongo to contact the owner to obtain his current address so the order could be sent to him.

Judge Hull found in favor of the City and ordered compliance within 10 days or a fine of \$200 per day.

Case: CE07050512

Request for extension

Leonce Alcindor
700 Northwest 14th Terrace

Mr. McKelligett announced that this case was first heard on 8/16/07 to comply by 10/18/07. Mr. McKelligett recited violations, compliance dates and potential fines.

Mr. Leonce Alcindor, owner, requested additional time to comply. He explained he had just found a new job and could now afford to have the work done.

Mr. William Snow, Code Enforcement Officer, confirmed that the owner had found a contractor to apply for the board-up certificate, but he would charge Mr. Alcindor \$1,000. Mr. Alcindor requested 3 months to comply, and Officer Snow did not object.

Officer Snow confirmed that Mr. Alcindor had visited the office to request an extension on 10/15/07, before the 10/19/07 compliance deadline.

Judge Hull granted an extension to 2/7/08 and ordered the respondent to attend that hearing.

Case: CE06090364

Complied

Marguerite McKeever
1923 Northeast 33rd Avenue

Mr. McKelligett announced that this case was first heard on 12/21/06 to comply by 3/22/07. Time for compliance had been extended from 4/5/07 to 7/5/07 and from 7/6/07 to 11/1/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$325 fine.

Ms. Marguerite McKeever, owner, stated she intended to demolish this building and build three town homes on the property. The plans had been approved by the City and were ready for neighborhood approval. Ms. McKeever said she was unaware that fines were accruing on the property.

Mr. Mario Sotolongo, Code Enforcement Officer, recommended no fines be imposed.

Judge Hull imposed no fine.

Case: CE07021704

Continued from 9/6/07

Super Stop #812 Inc.
2691 Davie Boulevard

Mr. McKelligett announced that this case was first heard on 5/3/07 to comply by 7/12/07. Time for compliance had been extended from 9/6/07 to 11/1/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$5,500 fine and its continued accrual until the property was complied.

Mr. Luciano Diaz, owner, requested an extension. He explained he was in contract negotiations with BP regarding the station, and the sign was their responsibility.

Mr. Mario Sotolongo, Code Enforcement Officer, said he had been in close contact with Mr. Diaz, who was concerned about the sign as well. He confirmed that BP was responsible for the creation and permit for the signage, and stated he did not object to an extension.

Judge Hull continued the case to 1/17/08, stopped the fine accrual, and ordered the respondent to attend that hearing.

Case: CE05121606

Ordered to reappear from 8/2/07
Request for extension

BIC Corp.
5101 Northwest 9th Avenue

Mr. McKelligett announced that this case was first heard 7/20/06 to comply by 10/18/06. Time for compliance had been extended from 10/19/06 to 11/16/06, from 11/17/06 to 3/1/07, from 3/2/07 to 5/3/07, from 5/4/07 to 6/6/07 from 6/7/07 to 8/2/07, and from 8/3/07 to 11/1/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting fines begin accruing on 11/2/07.

Mr. James Grezec, tenant, said he had hired an engineer to perform a survey, but was then forced to leave town due to a family emergency. He said he had worked diligently since his last appearance. Mr. Grezec requested an additional 30 days.

Mr. Sal Viscusi, Code Enforcement Officer, explained that this permit must go through several departments and would take more than 30 days. He recommended 90 days.

Judge Hull granted an extension to 2/7/08 and stopped the fine accrual.

Case: CE07090213

American Home Mortgage
351 Northwest 17th Place

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/3/07 and certified mail sent to the registered agent was accepted on 10/3/07.

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

18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THE PROPERTY.

24-27(b)

THERE ARE TRASH RECEPTACLES THAT REMAIN ON THE SWALE AREA AFTER THE SCHEDULED PICK UP DAYS.

47-19.9

THERE IS OUTDOOR STORAGE TO INCLUDE BUT NOT LIMITED TO INDOOR FURNITURE ON THE FRONT PORCH AREA.

9-308(b)

THERE ARE PALM FRONDS OVERHANGING AND TOUCHING THE ROOF.

Complied:

47-21.8.D.

THERE IS A LARGE PALM TREE AND SHRUBBERY ENCROACHING THE CITY RIGHT OF WAY AND IS BLOCKING THE VISIBILITY OF ONCOMING TRAFFIC.

Officer Feldman presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 24-27(b), 47-19.9 and 9-308(b) within 14 days or a fine of \$25 per day, per violation.

Judge Hull found in favor of the City and ordered compliance with 18-27(a), 24-27(b), 47-19.9 and 9-308(b) within 14 days or a fine of \$25 per day, per violation.

Case: CE07091440

Kenneth Holmes
2401 Northwest 19th Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/13/07.

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

9-281(b)

THERE IS AN UNLICENSED, INOPERABLE BLUE AND SILVER CHEVROLET TRUCK WITH FLAT TIRES PARKED ON THE PROPERTY.

Officer Champagne presented the case file and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to tow the vehicle.

Judge Hull found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to tow the blue and silver Chevrolet truck.

Case: CE07030387

Ordered to reappear from 9/6/07

Elmon Wilkerson
2711 Northwest 16th Court

Mr. McKelligett announced that this case was first heard on 5/17/07 to comply by 8/16/07. Time for compliance had been extended from 9/6/07 to 11/1/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$1,000 fine and its continued accrual until the property was complied.

Mr. Elmon Wilkerson, owner, stated his property was now complied.

Mr. Leonard Champagne, Code Enforcement Officer, said he had visited the property a few days prior and the tarp had been present, and as of this morning, no one had applied for a permit for the roof.

Mr. Wilkerson said he was completing the paperwork for the permit. They had removed the tarp and placed felt on the roof to prevent leaks. He requested an additional 30 days.

Judge Hull granted an extension to 12/6/07, stopped the fine accrual, and ordered the owner to attend that hearing.

Case: CE07080670

2600 Northwest 20th Court Trust/
Northwest Lauderdale Land Trust #2600
2600 Northwest 20th Court

Mr. McKelligett announced that service was via posting on the property on 10/8/07 and at City Hall on 10/18/07.

Mr. Leonard Champagne, Code Enforcement 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 Champagne presented the case file and recommended ordering compliance within 14 days or a fine of \$100 per day with the right for the City to board up the building.

Judge Hull 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 at the owner's expense.

Case: CE07030813

Stipulated agreement

Bob & Patricia Brooks
2436 Northwest 27th Avenue

Violation:

9-280(b)

THERE IS A FREE-STANDING STRUCTURE ON THE PROPERTY THAT REMAINS FROM THE DEMOLITION OF THE CARPORT.

Complied:

9-304(b)

THERE IS A WHITE VAN PARKED ON THE GRASS OF THE PROPERTY.

Mr. McKelligett stated the officer had a stipulated agreement with the owner to comply 9-280(b) within 63 days or a fine of \$25 per day.

Judge Hull found in favor of the City, approved the stipulated agreement, and ordered compliance with 9-280(b) within 63 days or a fine of \$25 per day.

Case: CE07070577

John Dorenkott
304 Southeast 21st Street

Mr. McKelligett announced that service was via posting on the property on 10/8/07 and at City Hall on 10/18/07.

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

47-20.20.H.

THE PARKING LOT IS NOT BEING MAINTAINED, HAVING FADED STRIPES AND BROKEN AND MISSING WHEELSTOPS.

9-280(b)

THERE ARE DAMAGED AND BOARDED WINDOWS ON THE PROPERTY.

9-280(h)(1)

THERE IS A CONCRETE BLOCK WALL/FENCE ON THE PROPERTY THAT IS DAMAGED AND IN DISREPAIR.

Complied:

18-27(a)

THE PROPERTY IS OVERGROWN AND STREWN WITH TRASH AND DEBRIS.

24-27(b)

THE TRASH CANS ARE SITTING IN THE FRONT OF THE PROPERTY AND NOT BEING RETURNED BEHIND BUILDING LINE AFTER SERVICE.

47-21.8.A.

THE LANDSCAPE IS NOT BEING MAINTAINED WITH OVERGROWN SHRUBS AND TREES.

9-280(g)

THERE ARE OPEN AND EXPOSED ELECTRICAL BOXES ON THE EXTERIOR OF THIS STRUCTURE.

9-281(b)

THERE IS AN INOPERABLE BLACK ISUZU PICK-UP ON THE PROPERTY WITHOUT LICENSE OR TAG.

9-306

THE EXTERIOR OF THE STRUCTURE IS NOT BEING MAINTAINED WITH STAINS AND MISSING PAINT ON FASCIAS AND EXTERIOR.

Officer Eaton presented the case file and recommended ordering compliance with 47-20.20.H. and 9-280(h)(1) within 28 days or a fine of \$50 per day, per violation, and with 9-280(b) within 42 days or a fine of \$50 per day. Officer Eaton stated he had spoken with the owner, who had agreed to his recommendations.

Judge Hull found in favor of the City and ordered compliance with 47-20.20.H. and 9-280(h)(1) within 28 days or a fine of \$50 per day, per violation, and with 9-280(b) within 42 days or a fine of \$50 per day.

Case: CE07070238

Stipulated agreement

Alfred Holdings Inc.
1200 South Federal Highway

Violation:

9-306

THE FACADE OF THIS BUILDING IS DIRTY, STAINED AND IN NEED OF REPAIR.

Mr. McKelligett stated the inspector had a stipulated agreement with the owner to comply within 35 days or a fine of \$50 per day.

Judge Hull found in favor of the City, approved the stipulated agreement, and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE07041641

Christopher & Melissa Christ
646 Northwest 14th Terrace

Mr. McKelligett announced that service was via posting on the property on 10/9/07 and at City Hall on 10/18/07.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:
9-329(b)

THE BUILDING HAS BEEN BOARDED AND DOES NOT HAVE
THE REQUIRED CERTIFICATE PER CODE ORDINANCE.

Officer Cross presented photos of the property and the case file and recommended ordering compliance within 35 days or a fine of \$25 per day.

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

Case: CE07081652

REO Properties Corp.
C/O Oewen Loan Service Inc.
1211 Northwest 12th Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/11/07.

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

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

47-19.9

THERE IS OUTSIDE STORAGE OF FURNITURE AND
APPLIANCES STORED ON THIS PROPERTY.

47-21.8

THERE ARE AREAS OF DEAD AND MISSING GROUND COVER
ON THIS PROPERTY.

9-278(g)

THERE ARE WINDOWS ON THIS PROPERTY THAT ARE
MISSING WINDOW SCREENS.

9-281(b)

THERE IS AN UNLICENSED/INOPERABLE TRAILER STORED
ON THIS PROPERTY FILLED WITH TRASH.

9-304(b)

THERE IS A TRAILER PARKED ON THE LAWN AT ALL TIMES
AT THIS PROPERTY.

9-306

THERE ARE AREAS OF PEELING AND STAINED PAINT ON
THE FASCIA OF THIS PROPERTY.

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the vehicle, with 18-27(a), 47-19.9 and 9-304(b) within 14 days or a fine of \$25 per day, per violation, and with 47-21.8, 9-278(g) and 9-306 within 35 days or a fine of \$25 per day, per violation.

Judge Hull found in favor of the City and ordered compliance with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the trailer, with 18-27(a), 47-19.9 and 9-304(b) within 14 days or a fine of \$25 per day, per violation, and with 47-21.8, 9-278(g) and 9-306 within 35 days or a fine of \$25 per day, per violation.

Case: CE07040381

Paulo Miranda
1141 Northeast 17th Avenue

Mr. McKelligett announced that service was via posting on the property on 10/16/07 and at City Hall on 10/18/07.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violation:
47-20.20.H

PARKING LOT IS NOT MAINTAINED.

Complied:

9-281(b)

DERELICT VEHICLE STORED IN THE PARKING LOT.
VEHICLE HAS FLAT TIRES.

Officer Davis presented photos of the property and the case file and recommended ordering compliance with 47-20.20.H within 35 days or a fine of \$50 per day.

Judge Hull found in favor of the City and ordered compliance with 47-20.20.H within 35 days or a fine of \$50 per day.

Case: CE07090278

Di-Mi Investments Corp.
1135 South Federal Highway

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/3/07 and certified mail sent to the registered agent was accepted on 10/11/07.

Ms. Wald stated that because the case would take hours to hear, it should be rescheduled to December 17 at 9:00 a.m. during a WaterWorks 2011 hearing.

Mr. James Benjamin, attorney, agreed to the postponement. He said the owner intended to try to comply prior to that date to obviate the need for the hearing.

Judge Hull rescheduled the case to be heard at the 12/17/07 WaterWorks 2011 hearing.

Case: CE07031377

Request for extension

Bowman Commercial Properties LLC
1608 Southwest 3rd Avenue

Mr. McKelligett announced that this case was first heard on 6/7/06 to comply by 8/2/07. Time for compliance had been extended from 8/3/07 to 10/18/07. Mr. McKelligett recited violations, compliance dates, and potential fines.

Ms. Rose Bowman, owner, requested an extension. Mr. Humberto DeLatorre, contractor, said plans for reconstruction had been submitted for review. Once the plans were approved, he anticipated it would take 4 to 5 months to do the work.

Mr. Dick Eaton, Code Enforcement Officer, said he kept hearing "the same stories" from the owner; in July the owner claimed the plans had been submitted. Judge Hull stated a 6-month extension was "out of the question."

Judge Hull granted an extension to 2/7/08, stopped the fine accrual and ordered the respondent to attend that hearing.

Case: CE07022265

Complied

Terry Benowitz
1509 Northeast 16th Avenue

Mr. McKelligett announced that this case was first heard on 6/7/07 to comply by 7/12/07. Time for compliance had been extended from 10/4/07 to 11/1/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,075 fine.

Ms. Terry Benowitz, owner, said she was not aware of the violations or the fines. She explained that a boyfriend or child living with her at the time might have removed the notices. Ms. Benowitz said she could not afford to pay the fine.

Ms. Aretha Davis, Code Enforcement Officer, did not object to reduction of the fine. She explained that as soon as Ms. Benowitz was aware of the violations, she had made the repairs.

Judge Hull imposed a \$500 fine.

Case: CE07091514

2502 Building LLC
2502 East Oakland Park Boulevard

Mr. McKelligett announced that certified mail sent to the owner was accepted [no date] and certified mail sent to the registered agent was accepted [no date].

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

REAR SWALE AREA AND PARKING LOT REPEATEDLY HAS
OVERGROWTH, RUBBISH, TRASH AND DEBRIS.

Officer Davis presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine of \$25 per day. She stated she had spoken with the owner, who assured her the violations would be corrected.

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

Case: CE07081816

Anouse Senatus-Verdine
1132 Northeast 10th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/12/07.

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

EXTREME AMOUNT OF OVERGROWN VEGETATION ON THE
PROPERTY.

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

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

Case: CE07090924

Glenn Wright Construction & Development Inc.
1637 Northeast 18th Avenue

Repeat violation

Mr. McKelligett announced that this case was complied, but was a repeat violation and Officer Davis would like to address Judge Hull.

Violation:
18-27(a)

PROPERTY REPEATEDLY HAS OVERGROWTH.

Ms. Aretha Davis, Code Enforcement Officer, submitted the case file, and confirmed that the property was complied now, but stated the property was not maintained on a regular basis. She asked Judge Hull to issue an order specifying that if the property was found out of compliance within the next 28 days, the owner would be fined \$50 per day.

Judge Hull found in favor of the City and ordered that if the property was out of compliance within the next 28 days, a fine of \$50 per day would be imposed.

Case: CE07090517

Prolux US Inc.
3057 North Federal Highway

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/15/07 and certified mail sent to the registered agent was accepted on 10/15/07.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violation:
47-22.9

UNPERMITTED SIGNS CONTINUOUSLY DISPLAYED ON THE
BUILDING.

Officer Davis presented photos of the property and the case file and recommended ordering compliance within 28 days or a fine of \$25 per day. She stated she had spoken with a representative, who informed her they had submitted a permit application for the signs.

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

Case: CE07020485

Continued from 9/6/07

Thomas & Charlene Shoop
1220 South Miami Road

Mr. McKelligett announced that this case was first heard on 5/3/06 to comply by 7/5/07. Time for compliance had been extended from 7/6/07 to 9/6/07 and from 9/7/07 to 11/1/07. Mr. McKelligett recited violations, compliance dates and potential fines.

Mr. Thomas Shoop, owner, said the wall was complete, but still needed stucco.

Mr. Mario Sotolongo, Code Enforcement Officer, did not object to an extension, since progress had been made.

Judge Hull granted an extension to 12/6/07 and ordered the respondent to attend that hearing.

Case: CE07060608

Eric Kevin Dawson Smith
6361 Northeast 18th Avenue

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

THE LANDSCAPING IS NOT BEING MAINTAINED. THE
PROPERTY IS COVERED WITH WEEDS AND DIRT.

Complied:

18-27(a)

THERE IS OVERGROWTH ON THE PROPERTY AND SWALE.

Officer Gottlieb presented photos of the property and the case file and recommended ordering compliance with 47-21.8.A. within 6 weeks or a fine of \$25 per day.

Judge Hull found in favor of the City and ordered compliance with 47-21.8.A. within 6 weeks or a fine of \$25 per day.

Case: CE07071493

Glenn Wright Construction & Development Inc.
6540 Northeast 20th Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/15/07 and certified mail sent to the registered agent was accepted on 10/15/07.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violation:
9-280(h)

THE POOL IS NOT BEING MAINTAINED. THE WATER IS GREEN
AND FULL OF TADPOLES, FROGS AND MOSQUITOES.

Officer Gottlieb presented the case file and recommended ordering compliance within 10 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 10 days or a fine of \$200 per day.

Case: CE07070504

Marcos & Vivian Pernas
1900 Northeast 56th Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/11/07.

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

THERE IS OVERGROWTH ON THE PROPERTY AND SWALE.

47-21.8.A.

THE ENTIRE PROPERTY IS COVERED WITH WEEDS AND HAS
MISSING OR BARE AREAS OF GROUND COVER.

Officer Gottlieb presented the case file and recommended ordering compliance within 2 weeks or a fine of \$25 per day, per violation.

Judge Hull found in favor of the City and ordered compliance within 2 weeks or a fine of \$25 per day, per violation.

Case: CE07021560

Request for extension

Chesed LLC
3880 North Federal Highway

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 11/1/07. Mr. McKelligett recited violations, compliance dates and potential fines.

Mr. William Morey, representative of the owner, stated repairs had begun, and requested another 4 weeks to comply.

Judge Hull granted an extension to 12/6/07 and stopped the fine accrual.

Case: CE07010286

Hearing to impose fine

Leola Mayo
1213 Northwest 10th Place

Mr. McKelligett announced that this case was first heard 3/1/07 to comply by 3/29/07. Time for compliance had been extended from 5/17/07 to 9/20/07. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was requesting no fines be imposed [reduced from \$1,425].

Ms. Leola Mayo, owner, agreed to the fine reduction.

Judge Hull imposed no fine.

Case: CE07080980

Bethel First Assembly Of God Inc.
2181 Imperial Point Drive

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/16/07 and certified mail sent to the registered agent was accepted on 10/12/07.

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

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE WEEDS AND DEAD OR MISSING AREAS OF GRASS COVERING THE PROPERTY AND SWALE.

9-280(h)

THE POOL IS NOT BEING MAINTAINED. THE WATER IS GREEN AND HAS BECOME A BREEDING PLACE FOR FROGS AND MOSQUITOES.

9-306

THERE ARE AREAS OF ROTTING WOOD AND PEELING, MISSING AND CHIPPED PAINT.

Complied:

18-27(a)

THERE IS OVERGROWTH ON THE PROPERTY AND SWALE.

Officer Gottlieb stated the owner had informed her that 9-280(h), the pool violation, was complied, and she requested 10 days to confirm this, or a fine of \$100 per day. She presented the case file and recommended ordering compliance with 47-21.8.A. and 9-306 within 8 weeks or a fine of \$25 per day, per violation.

Judge Hull found in favor of the City and ordered compliance with 9-280(h) within 10 days or a fine of \$100 per day and with 47-21.8.A. and 9-306 within 8 weeks or a fine of \$25 per day, per violation.

Case: CE07080120

William & Winda Gardner
2161 Northeast 53rd Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/15/07.

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

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE AREAS OF MISSING GROUND COVER AND WEEDS.

Complied:

18-27(a)

THERE IS OVERGROWTH ON THE PROPERTY AND SWALE.

Officer Gottlieb presented the case file and recommended ordering compliance with 47-21.8.A. within 4 weeks or a fine of \$25 per day.

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

Case: CE07080809

Evian Cuellar & Cecilio Matias
701 Northeast 17th Court

Mr. McKelligett announced that service was via posting on the property on 10/9/07 and at City Hall on 10/18/07.

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

WOODEN FENCE ON THIS PROPERTY IS IN DISREPAIR.

Withdrawn:

47-19.5.C.1.

UNLESS A FENCE IS PERMITTED, ALL FENCES SHALL BE
REQUIRED TO BE PLANTED WITH HEDGES, SHRUBS, GROUND
COVER OR A COMBINATION THEREOF IN THE AREA BETWEEN
THE PROPERTY LINE ABUTTING A STREET AND THE FENCE.

Officer Westbrook presented photos of the property and the case file and recommended ordering compliance with 9-280(h)(1) within 14 days or a fine of \$25 per day.

Judge Hull found in favor of the City and ordered compliance with 9-280(h)(1) within 14 days or a fine of \$25 per day.

Case: CE07081438

Brad Hertz
1032 Northwest 7th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/11/07.

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.

9-280(b)

THE CEILING, WINDOWS AND ALL OTHER BUILDING PARTS
ARE NOT STRUCTURALLY SOUND, REASONABLY WEATHER AND
WATER TIGHT.

9-280(g)

ELECTRICAL WIRING AND LIGHT FIXTURES IN THE
KITCHEN ARE NOT WORKING IN A GOOD, SAFE WORKING
CONDITION.

9-280(h)(1)

THE FENCE ON THE PROPERTY IS IN DISREPAIR.

9-304(b)

9-306 THE GRAVEL DRIVEWAY IS NOT WEED AND/OR DUST-FREE.

THE PAINT ON THE STRUCTURE IS DIRTY AND STAINED.

9-308(a) THE ROOF IS NOT BEING MAINTAINED IN A SAFE, SECURE
AND WATERTIGHT CONDITION.

Officer Westbrook 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.

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

Case: CE07081610

William Waid
1234 Northeast 5th Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/5/07.

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

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

Officer Westbrook presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine of \$50 per day.

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

Case: CE07081611

Lynn Delano
1301 North Andrews Avenue

Mr. McKelligett announced that service was via posting on the property on 10/9/07 and at City Hall on 10/18/07.

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

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

Officer Westbrook presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine of \$50 per day.

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

Case: CE07090794

Mamona Jean Charles
1413 Northwest 3rd Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/3/07.

Ms. Irma Westbrook, Code Enforcement Officer, testified to the following violation:
9-279(f)

OCCUPIED STRUCTURE WITHOUT CITY WATER SERVICE.

Officer Westbrook presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine of \$50 per day.

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

Case: CE07050575

Rescheduled from 10/4/07

Caron Johnson
503 Southwest 10th Street

Mr. McKelligett announced that this case was first heard on 8/2/07 to comply by 8/16/07. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the property was complied and the City was requesting imposition of a \$1,600 fine plus \$312 in board-up costs for a total of \$1,912.

Mr. Paul Johnson, owner, stated the door had been open to allow workers to enter the building; he had not abandoned the property.

Mr. Leonard Ackley, Code Enforcement Officer, stated there were occasionally workers at the property, but the door was never locked and Mr. Johnson had never responded to notices. He presented photos of the property to Judge Hull.

Mr. Johnson said the property address was actually 501 on County records, not 503. Officer Ackley confirmed that the numbers on the building indicated 501, but the tax records indicated the address was 503. Notices had been sent to 501. Mr. Johnson said he had assumed the violations were posted at the wrong address. It was not until he received a second notice that he contacted Officer Ackley.

Judge Hull imposed the \$1,912 fine.

Case: CE07081105

Hearing to impose fine

Aida Investments Inc.
321 Southwest 6th Street

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 9/30/07. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the property was complied and the City was requesting imposition of a \$2,700 fine.

Mr. Mukhtar Baza, owner, explained that rain had delayed the work.

Mr. Leonard Ackley, Code Enforcement Officer, confirmed it had rained consistently around Mr. Baza's compliance deadline.

Judge Hull imposed no fine

Case: CE07010560

Hearing to impose fine

John Rose
1709 Southwest 4th Street

Mr. McKelligett announced that this case was first heard on 5/3/07 to comply by 5/13/07, 5/17/07 and 5/31/07. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the property was not complied and the City was requesting imposition of a \$24,250 fine and its continued accrual until the property was complied.

Mr. John Rose, the owner's son, explained that his father was elderly and had several medical issues that had resulted in his being hospitalized several times over the past year.

Mr. Mike Maloney, Code Enforcement Officer, recommended granting an extension to allow Mr. Rose to remediate the violations. Mr. Rose said he had already hired a service to maintain the lawn and would hire other contractors as needed.

Judge Hull granted a 35-day extension, stopped the fine accrual, and ordered the respondent to attend the 12/6/07 hearing.

Case: CE06092020

Hearing to impose fine

GMAC Mortgage Corporation
1132 Northwest 2nd Street

Mr. McKelligett announced that this case was first heard on 2/1/07 to comply by 3/15/07. Time for compliance had been extended from 4/19/07 to 6/21/07 and from 9/6/07 to 11/1/07. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the property was complied and the City was requesting imposition of a \$5,500 fine.

Mr. Cory Eichorn, attorney, said he represented GMAC regarding several liens, and had a settlement agreement with the City. This agreement included a provision for extensions based upon the property's location in a bad neighborhood, and the attendant difficulty of finding a contractor willing to work at the property.

Mr. William Snow, Code Enforcement Officer, confirmed compliance dates and extensions, and clarified that the fines had accrued in an earlier time period, prior to the agreement. Officer Snow did not object to reduction of the fine.

Ms. Wald said she had spoken with Mr. Eichorn, and she believed the agreement presented an estoppel issue.

Judge Hull imposed no fine.

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

Case: CE06110489

Grif-Ko Apartments Inc.
2075 South Federal Highway

Ordered to reappear from 10/4/07

Mr. McKelligett announced that this case was first heard 1/18/07 to comply by 3/22/07. Time for compliance had been extended from 4/19/07 to 6/21/07, from 6/22/07 to 8/16/07, from 9/6/07 to 10/4/07 and from 10/5/07 to 11/1/07. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the property was not complied and the City was requesting imposition of a \$4,700 fine and its continued accrual until the property was complied.

Case: CE06110492

Grif-Ko Apartments Inc.
2001 South Federal Highway

Ordered to reappear from 10/4/07

Mr. McKelligett announced that this case was first heard 1/18/07 to comply by 3/22/07. Time for compliance had been extended from 4/19/07 to 6/21/07, from 6/22/07 to 8/16/07, and from 10/5/07 to 11/1/07. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the property was not complied and the City was requesting imposition of a \$3,750 fine and its continued accrual until the property was complied.

Ms. Wald stated she had discussed the cases with the owner's attorney and there were problems with the roof building permits. She had hoped to have a letter from the Building Department for today's hearing, but this had not occurred. Ms. Wald said she and the attorney had agreed to an extension to 11/15/07.

Mr. William Isenberg, owner, agreed to the extension.

Judge Hull granted an extension to 11/15/07 for both cases, stopped the fine accrual, and ordered the respondent to attend that hearing.

Case: CE07071716

Request for extension

Russell Bratt
1885 South Andrews Avenue

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 10/4/07 and 10/25/07. Mr. McKelligett recited violations, compliance dates and potential fines.

Mr. Russell Bratt, owner, said they had discovered the pool's shut-off valve, and could now drain and repair the pool. He said it had proven difficult to find a contractor to provide bids for the wheel stops.

Mr. Dick Eaton, Code Enforcement Officer, said he had met with Mr. Bratt, and they had agreed to a 49-day extension.

Judge Hull granted an extension to 12/20/07, stopped the fine accrual, and ordered the respondent to attend that hearing.

Case: CE06120452

Hearing to impose fine

Antonio Perazelli & Eloina Perazelli
1731 Northeast 60th Street

Mr. McKelligett announced that this case was first heard 4/19/07 to comply by 6/21/07. Time for compliance had been extended from 8/2/07 to 9/27/07. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the property was complied and the City was requesting no fine be imposed due to water restrictions [reduced from \$1,025].

Judge Hull imposed no fine.

Case: CE05091393

Ordered to reappear from 8/2/07

Gada Management LC
1250 Northwest 23rd Avenue

Mr. McKelligett announced that the case was first heard on 4/20/06 with compliance ordered by 4/5/06 and 6/19/06. Mr. McKelligett recited violations, compliance dates and potential fines.

Mr. Kevin Fernander, attorney for the owner, requested an extension for the two open items. The owners had a contract for the work, and were negotiating a price. Mr. Fernander said according to his records, no fines had been assessed as yet. He hoped the work would be completed within 180 days.

Ms. Cheryl Pingitore, Code Enforcement Officer, did not object to a 182-day extension, and recommended Mr. Fernander return at that time with a progress report. She acknowledged the size and complexity of the project.

Judge Hull granted an extension to 5/1/08, stopped the fine accrual, and ordered the respondent to attend the 5/1/08 hearing.

Case: CE05121218
Synergy Property Services
705 Northwest 2nd Street

Ordered to reappear from 9/20/07

Mr. McKelligett announced that this case was first heard on 6/1/06 with compliance ordered 7/31/06. Time for compliance had been extended from 9/7/06 to 1/5/07, from 6/21/07 to 7/19/07, from 7/20/07 to 9/20/07 and from 9/21/07 to 11/1/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of an \$82,600 fine and its continued accrual until the property was complied.

Ms. Erika Hernandez, Synergy Property Services property manager, stated they had worked diligently to obtain the permits, but were still in the process of revising the plans pursuant to the City's requests.

Mr. Skip Margerum, Community Inspections Supervisor, said he had no first-hand knowledge of the case, but Officer Gossman recommended imposition of the fines.

Ms. Hernandez informed Judge Hull that she had appeared before the Unsafe Structures Board regarding this property recently, and been granted an extension to 12/20/07 to complete the revisions for the permits.

Ms. Wald confirmed that the new problem with the floor joists had been brought up at the Unsafe Structures Board hearing.

Ms. Hernandez explained that when their permits had been issued, new problems were discovered requiring additional work and permits. Ms. Wald recommended another extension.

Judge Hull granted an extension to 1/17/2008, stopped the fine accrual, and ordered the respondent to appear at that hearing.

Case: CE07080061
M. E., Jr., & Jean Olsen
510 Southeast 12th Court

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 9/30/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$200 fine.

Mr. Sean Frampton, the owner's representative, informed Judge Hull that the problem had been caused by Waste Management's servicing of the dumpsters. He had discussed the problem with the driver, and had not noticed the problem for the past month.

Mr. Dick Eaton, Code Enforcement Officer, said he had been inclined to favor a fine reduction, but upon his inspection the prior day, he saw the dumpster gates left wide open, with trash strewn on the ground inside and outside the enclosure. He therefore recommended imposition of the fine.

Mr. Frampton said a tenant had vacated the previous day and intentionally dumped the trash. He had personally removed the trash later in the day.

Officer Eaton said there were ways to prevent the lids' being left open. Mr. Frampton said these were not usable with their dumpsters.

Ms. Wald advised Mr. Frampton there were five trash companies licensed to do business in the City and recommended he look into finding a new one. She requested Judge Hull impose the fine to compensate for the inspector's time.

Judge Hull imposed the \$200 fine

Case: CE07022058

Hearing to impose fine

John Burkett
2701 Northeast 49th Street

Mr. McKelligett announced that this case was first heard on 5/17/07 to comply by 9/20/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated 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. John Burkett, owner, explained that he had been caring for his father in Baltimore for the past six months, and he had passed away the first of October. Mr. Burkett reported he had planted all new sod on the property.

Ms. Ingrid Gottlieb, Code Enforcement Officer, explained that at the beginning of the year, Mr. Burkett had put rocks down as ground cover after she advised him this was not permissible. She then cited the property. Mr. Burkett had installed the sod over the rocks. Officer Gottlieb had advised Mr. Burkett he must remove the rocks, put down topsoil and then the sod. Mr. Burkett said the sod he purchased was six inches thick, with four inches of topsoil attached, and the company told him it could be grown on top of concrete.

Ms. Wald did not know if this particular sod would meet code, but felt this must be determined prior to making a decision about the imposition of fines. Officer Gottlieb

said she had consulted the City's landscape inspector to confirm the sod requirements, and this did not comply. Ms. Wald recommended a 30-day extension to determine exactly what code required. Judge Hull asked that the City Landscaper attend the hearing in December.

Judge Hull granted an extension to 12/6/07, stopped the fine accrual, and ordered the respondent to attend that hearing.

Case: CE07030031

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

Ordered to reappear from 10/4/07
Request for extension by attorney

Mr. McKelligett announced that this case was first heard on 5/3/07 to comply by 6/7/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of an \$8,550 fine and its continued accrual until the property was complied.

Ms. Sherry Bell, representative of one of the owners, said she had left a message for Officer Pingitore asking if the property was properly complied, and when she did not hear from Officer Pingitore, she assumed everything was fine. She had shown up for the 6/25/07 hearing in error, and Officer Pingitore had informed her that a toilet that had been left on the property must be removed. Ms. Bell had removed the toilet, but Officer Pingitore informed her at the 7/19/07 hearing that fence posts must be removed as well [not just the damaged fence sections].

At the October 3 hearing, Ms. Bell said Officer Pingitore "came up with another issue that was never listed on the original documentation..." regarding the back yard. Ms. Bell said Judge Hull had asked her to send contact information for the other siblings, which she had done. Ms. Bell asked that the fines not be imposed.

Ms. Cheryl Pingitore, Code Enforcement Officer, stated she had explained what must be done at the property at previous hearings. She described debris at the property, including the fence poles that had been removed and dumped in the backyard, and presented photos of the property taken on October 30, two days prior. Officer Pingitore noticed a dumpster in the backyard on her visit as well. Ms. Bell said all of that trash had been loaded into dumpsters and removed on October 30 and the backyard was clear now, except for one dumpster. She presented a receipt for the dumpster she ordered on October 30. Ms. Bell reiterated that she had not understood that she was supposed to have cleared the backyard as well as the front yard.

Judge Hull imposed the \$8,550 fine with fines continuing to accrue.

Case: CE07031909

Johnny Olavarria
5331 Northeast 15th Avenue

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 10/4/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of an \$800 fine.

Mr. Johnny Olavarria, owner, said Officer Gottlieb had not been specific regarding why the property failed one inspection, so he had not understood what must be done to comply.

Ms. Ingrid Gottlieb, Code Enforcement Officer, confirmed Mr. Olavarria had tried to comply.

Judge Hull imposed a \$400 fine

Case: CE07061812

Hearing to impose fine

German & Lourdes Ramirez
2806 Southwest 9th Street

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 10/4/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$675 fine and its continued accrual until the property was complied.

Judge Hull imposed the \$675 fine with fines continuing to accrue.

Case: CE07030564

Hearing to impose fine

Matilda Brinson
2420 Northwest 20th Street

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 9/16/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$100 fine.

Judge Hull imposed the \$100 fine.

Case: CE06111173

Hearing to impose fine

Fatima Siu
3401 Southwest 12th Place

Mr. McKelligett announced that this case was first heard on 8/16/07 to comply by 9/27/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated 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.

Judge Hull imposed the \$1,700 fine.

Case: CE07010094

Hearing to impose fine

Zosimo Morales Sanchez
3405 Southwest 12th Place

Mr. McKelligett announced that this case was first heard on 8/16/07 to comply by 9/27/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated 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.

Judge Hull imposed the \$1,700 fine with fines continuing to accrue.

Case: CE07030371

Hearing to impose fine

BFS Retail & Commercial Operations LLC
620 South Federal Highway

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 9/20/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$4,100 fine and its continued accrual until the property was complied.

Judge Hull imposed the \$4,100 fine with fines continuing to accrue.

Case: CE07041763

Hearing to impose fine

Dennis Gayness
1204 Northeast 15th Avenue

Mr. McKelligett announced that this case was first heard on 8/16/07 to comply by 9/20/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated 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.

Judge Hull imposed the \$3,075 fine with fines continuing to accrue.

Case: CE07041793

Hearing to impose fine

Chanderdat Debah
1616 Northeast 15th Avenue

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 10/4/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$1,325 fine and its continued accrual until the property was complied.

Judge Hull imposed the \$1,325 fine with fines continuing to accrue.

Case: CE07060443

Hearing to impose fine

Dennis Gayness
1235 Northeast 15th Avenue

Mr. McKelligett announced that this case was first heard on 8/16/07 to comply by 9/20/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated 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.

Judge Hull imposed the \$3,075 fine with fines continuing to accrue.

Case: CE07071040

Hearing to impose fine

Debbie Davis & Gary Lewchuck
2100 Northeast 15th Street

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 9/30/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$7,500 fine.

Judge Hull imposed the \$7,500 fine

Case: CE07061984

Hearing to impose fine

Glen Liebegott
251 Southwest 22nd Street

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 9/30/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$1,500 fine.

Judge Hull imposed the \$1,500 fine

Case: CE07032127

Hearing to impose fine

Derinoel Moncher
1637 Northeast 3rd Avenue

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 9/30/07 and 10/4/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$2,750 fine and its continued accrual until the property was complied.

Judge Hull imposed the \$2,750 fine with fines continuing to accrue.

Case: CE07071312

Hearing to impose fine

Douglas Fleishman
1329 Northwest 7th Avenue

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 9/20/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$150 fine.

Judge Hull imposed the \$150 fine

Case: CE07050680

Hearing to impose fine

Michael Brand
1545 Northwest 8th Avenue

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 9/16/07, 9/20/07 and 10/4/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$4,850 fine and its continued accrual until the property was complied.

Judge Hull imposed the \$4,850 fine with fines continuing to accrue.

Case: CE07062001

Hearing to impose fine

Clyde Mcphatter & Clyde Ward
2920 Northeast 55th Place

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 9/20/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$4,100 fine and its continued accrual until the property was complied.

Judge Hull imposed the \$4,100 fine with fines continuing to accrue.

Case: CE07060730

Hearing to impose fine

Jeanette Antoione
2152 Northeast 62nd Court

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 10/4/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$1,350 fine and its continued accrual until the property was complied.

Judge Hull imposed the \$1,350 fine with fines continuing to accrue.

Case: CE07070947

Hearing to impose fine

John Leclair
4720 Bayview Drive

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 9/20/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$3,150 fine.

Judge Hull imposed the \$3,150 fine

Case: CE07030551

Hearing to impose fine

Paul Grant
1300 Northwest 15th Court

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 9/20/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$10,250 fine and its continued accrual until the property was complied.

Judge Hull imposed the \$10,250 fine with fines continuing to accrue.

Case: CE07041898

Hearing to impose fine

Francis Fertil
1609 Northwest 16th Street

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 10/4/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of an \$800 fine plus \$1,447 in board-up costs for a total of \$2,247.

Judge Hull imposed the \$2,247 fine.

Case: CE07052121

Hearing to impose fine

Francis Fertil
1609 Northwest 16th Street

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 10/4/07. Mr. McKelligett recited violations, compliance dates and potential fines and state the property was not complied and the City was requesting imposition of a \$2,700 fine and its continued accrual until the property was complied.

Judge Hull imposed the \$2,700 fine with fines continuing to accrue.

Case: CE07070263

Hearing to impose fine

Eddie Falcon
800 Northwest 15th Terrace

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 9/20/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$700 fine plus \$501 in board-up costs for a total of \$1,201.

Judge Hull imposed the \$1,201 fine.

Case: CE07010554

Supervisor McKelligett to request
91-day extension

Palm-Aire Village Condo Association
3001 Northwest 68th Street Building #9

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 11/1/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the owner had requested a 91-day extension.

Judge Hull granted an extension to 1/31/08.

Case: CE07070221

Hearing to impose fine

Keith Smith
1051 Northwest 49th Street

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 10/4/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$2,700 fine and its continued accrual until the property was complied.

Judge Hull imposed the \$2,700 fine with fines continuing to accrue.

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:

- | | | | |
|------------|------------|------------|------------|
| CE07071257 | CE07051406 | CE07070916 | CE07070971 |
| CE07021154 | CE07090916 | CE07081242 | CE07081761 |
| CE07071132 | CE07081018 | CE07082064 | CE07090045 |
| CE07080136 | CE07090540 | CE07090861 | CE07090799 |
| CE07081798 | CE07071746 | CE07081173 | CE07081396 |
| CE07080424 | CE07080721 | CE07090456 | CE07080860 |
| CE07011488 | CE07061221 | CE07070356 | CE07062061 |

CE07080298	CE07080880	CE07081843	CE07071399
CE07071572	CE07081274	CE07090257	CE07090439
CE07090792	CE07090862	CE07090950	CE07091139
CE07060049	CE07060108	CE07090924	CE07081105
CE06090364			

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:

CE07081235	CE07090347	CE07081151	CE07081024
CE07050755	CE07081292	CE07081699	CE07070698
CE07081042	CE07090229	CE07090259	CE07090463
CE07091257			

Cases Closed

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

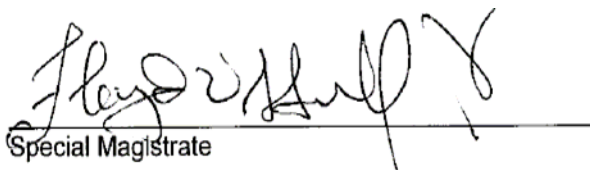
CE07020805 CE07020970

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:

CE07082025 CE07061236

There being no further business, the hearing was adjourned at 1:06 p.m.


Special Magistrate

:

ATTEST:


Clerk, Special Magistrate