

**SPECIAL MAGISTRATE HEARING
City Commission Meeting Room
Special Magistrate Meah Tell Presiding
November 15, 2007
9:00 A.M. – 1:03 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
John Gossman, Code Enforcement Supervisor
Cheryl Pingitore, Code Enforcement Supervisor
Leonard Ackley, Code Enforcement Officer
Leonard Champagne, Code Enforcement Officer
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
Robert Guilford, Engineering Inspector
Karl Lauridsen, Community Landscape Officer
Wilson Quintero, Code Enforcement Officer
Mary Rich, Code Enforcement Officer
Ursula Thime, Code Enforcement Officer
Salvatore Viscusi, Code Enforcement Officer

Also Present:

CE07081882: Sedny Etienne, power of attorney
CE07041601: Richard Krigel, owner
CE07060442: Michael Stevens, owner
CE07051987: John Buckley, owner
CE06121525: Nicholas Ferrarese, owner
CE07060751: Sheryl Melson, owner
CE07020369: Daniel Aarinson, attorney
CE07081548: Mark Tamecki, owner
CE06120294: Monique Thomas, owner; Paul Thomas, owner
CE06121043: Heidi Knopik, attorney; Marsh Kriplen, Bank representative
CE07081040: Aura Rodriguez, owner; Geraldo Nunez, owner
CE07100518: Ronda Gaw, owner
CE07041007: Pamela Abrell, owner
CE07020483: Wayne Manning, owner
CE06110492; CE06110489: William Isenberg, owner; Thomas Fabricio, attorney
CE07090638: Cesar Crousillot, owner

CE07071479: Shirley Edwards, owner
CE07051427: John Burkett, owner
CE07081720: Roger Lewis, owner; Freddie Howard, neighbor
CE05111753: Steven Kaplan, owner; Peter Del Lapina, attorney
CE03100702: Diane Levy, owner
CE07080900: Christian Ballesteros, owner's representative
CE07020232: James Flack, owner; Michael Bloom, attorney
CE07031035: Werner Guntert, owner
CE07071714: Latrell Lewin, representative of the 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.

Case: CE07081882

Ermite & Lovelt Duvelsaint
208 Southwest 14th Court

Mr. McKelligett announced that service was via posting on the property on 10/19/07 and at City Hall on 11/1/07.

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

THERE IS TRASH AND DEBRIS ON THIS PROPERTY.

REPEAT VIOLATION: THIS IS A REPEAT VIOLATION REFERENCE CASE.
CE07061155.

Officer Eaton stated this was a recurring problem at this property. He stated he had spoken with Mr. Duvelsaint and reminded him of the previous hearing, and warned him of the consequences of a repeat violation, but Mr. Duvelsaint had not attended the hearing or cleaned up the property.

Ms. Tell explained the severity of the situation to Mr. Sedny Etienne, power of attorney. Mr. Etienne stated the owner was having difficulty renting the units, and was working to find someone to check the property regularly.

Officer Eaton presented photos of the property and explained he had made many inspections of the property, and witnessed no improvement.

Officer Eaton presented his case file and recommended immediate imposition of the fine for 50 days of non-compliance. Mr. Etienne requested another chance to clean up the property.

Ms. Tell found in favor of the City and ordered compliance within 14 days, by November 29, 2007, or a fine of \$400 per day.

Case: CE07071479

James & Shirley Edwards
2220 Northeast 53rd Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/27/07.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violations:
47-19.2 EE.

THERE IS A SHED ON THE PROPERTY THAT DOES NOT MEET
THE SETBACK REQUIREMENTS.

9-306

THE EXTERIOR OF THE STRUCTURE HAS AREAS OF
MISSING, FADED, CRACKING, PEELING AND DIRTY PAINT.

Officer Gottlieb explained there were extenuating circumstances about which she had been tolerant, but progress must be made at the property. She presented photos of the property and the case file and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Ms. Shirley Edwards, owner, agreed the shed must be removed. She said she had contacted a contractor regarding the paint issues. Ms. Edwards explained she was in the process of a divorce and an injunction had been filed preventing her from making any changes at the house.

Ms. Ginger Wald, Assistant City Attorney, explained that if Ms. Tell issued an order, the injunction could be lifted to allow Ms. Edwards to comply the property.

Ms. Edwards presented a copy of the injunction to Ms. Tell.

Ms. Tell found in favor of the City and ordered compliance within 63 days, by 1/17/08, or a fine of \$25 per day, per violation. Ms. Tell advised Ms. Edwards to file a written request if she would need more time to comply.

Case: CE06121043

Commerce Bank NA
1215 Southeast 17th Street

Request for extension

Mr. McKelligett announced that this case was first heard on 3/1/07 to comply by 3/29/07. Time to comply had been extended from 4/5/07 to 6/7/07, from 6/8/07 to 7/19/07 and from 7/20/07 to 9/20/07. Mr. McKelligett recited violations, compliance dates and potential fines.

Ms. Heidi Knopik, attorney, reported the awning was removed the previous day. She anticipated inspection immediately, and requested a 21-day extension. Ms. Knopik explained notice had been sent to an incorrect address.

Mr. Dick Eaton, Code Enforcement Officer, did not object to an extension to confirm compliance.

Ms. Tell granted a 21-day extension to 12/6/07 and ordered the respondent to appear at that hearing.

Case: CE07090638

CKA Homes of Miami Road LLC
2110 South Miami Road

Mr. McKelligett announced that certified mail sent to the registered agent was accepted on 10/31/07.

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

47-19.4.D.4

THE DUMPSTER ENCLOSURE GATES ARE STANDING OPEN ON A REGULAR BASIS.

47-19.9

THERE IS OUTDOOR STORAGE ON THE PROPERTY INCLUDING, BUT NOT LIMITED TO TOOLS, FURNITURE AND CRATES.

9-280(b)

THERE ARE BROKEN BOARDED WINDOWS THROUGHOUT THIS PROPERTY.

Complied:

9-281(b)

THERE ARE INOPERABLE VEHICLES ON THE PROPERTY INCLUDING A FOUR (4) DOOR SILVER VAN, A TWO (2) DOOR SILVER HATCH- BACK AND A RED PICK-UP TRUCK.

Officer Eaton presented photos of the property and the case file and recommended ordering compliance with 47-19.4.D.4 and 47-19.9 within 14 days or a fine of \$50 per day, per violation.

Mr. Cesar Crousillot, owner, stated he and his partner were aware of the problems, and had alerted the tenants and installed a spring to automatically close the dumpster doors. He presented photos of the property taken the previous day, showing the items removed from outside storage. Mr. Crousillot explained that the window air conditioners were installed by a previous owner and the windows were not actually broken; the boards were present to reinforce the air conditioners. Officer Eaton stated the air

conditioners must be installed through the walls, not through the windows. He agreed to work with Mr. Crousillot and the building inspector on this issue.

Mr. Crousillot informed Officer Eaton and Ms. Tell that the previous owner had pulled a permit to install the window air conditioners. He believed this would allow the units.

Ms. Tell found in favor of the City and ordered compliance with 47-19.4.D.4 and 47-19.9 within 14 days or a fine of \$50 per day, per violation, and with 9-280(b) within 63 days or a fine of \$50 per day. She advised Mr. Crousillot to file a written request for an extension if he could not comply by the ordered date.

Case: CE07081040

Aura Rodriguez
1304 Northeast 1st Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/31/07.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, testified to the following violations:
9-308(a)

THE ROOF TILES ARE NOT BEING MAINTAINED IN A SAFE,
SECURE AND WATERTIGHT CONDITION.

9-308(b)

THE ROOF TILES ARE DIRTY AND STAINED.

Supervisor Pingitore presented photos of the property and the case file to Ms. Tell and explained that the roof presented a danger to nearby properties.

Ms. Aura Rodriguez, owner, stated they planned to re-roof the building, and had a claim with the insurance company.

Mr. Geraldo Nunez, owner, said the insurance company had sent only \$14,000 for a new roof and there was \$30,000 in total damages to the house. Ms. Tell advised the owners to contact a mediator to resolve the issue with their insurance company.

Ms. Rodriguez said they had made repairs to the roof. Supervisor Pingitore noted that the roof was the original, and the house was built in 1955. It must therefore be replaced, not repaired.

Ms. Tell found in favor of the City and ordered compliance within 63 days, by 1/17/08 or a fine of \$25 per day, per violation. She ordered the respondents to attend the 1/17/08 hearing.

Case: CE07100518

Ronda Ann Gaw

1455 Holly Heights Drive # 32

Mr. McKelligett announced that certified mail sent to the owner was accepted on 11/9/07.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, testified to the following violation: 9-280(g)

AIR CONDITIONER UNIT IS NOT WORKING IN A GOOD,
SAFE AND PROPERLY OPERATING CONDITION.

Supervisor Pingitore explained that the tenant had impeded progress by denying the air conditioning contractor access to the unit.

Ms. Ronda Gaw, owner, said the contractor was scheduled to install a new system on Saturday. She requested 21 days to comply. Ms. Tell reminded Ms. Gaw to file a written request for an extension if she could not comply in time.

Supervisor Pingitore presented photos of the property and the case file into evidence.

Ms. Tell found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day.

Case: CE06121525

Hearing to impose fine

Nicholas Ferrarese
633 Southwest 5th Avenue

Mr. McKelligett announced that this case was first heard on 4/19/07 to comply by 8/3/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$9,575 fine.

Mr. Nicholas Ferrarese, owner, stated he had not received notice regarding the previous hearing because a neighbor had removed the posting and not notified him.

Mr. Adam Feldman, Code Enforcement Officer, requested the full fine be imposed. He reported he had visited the property 14 times.

Ms. Tell and Mr. Ferrarese discussed service issues at the property.

Ms. Tell reduced the fine to \$500.

Case: CE07020232

Ordered to reappear
Hearing to impose fine

Catherine Lawson Trust &
Nancy Flack
3542 North Federal Highway

Mr. McKelligett announced that this case was first heard on 4/5/07 to comply by 6/7/07. Time for compliance had been extended from 7/19/07 to 9/20/07, and from 9/21/07 to 11/15/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$6,000 fine and its continued accrual until the property was complied.

Mr. Michael Bloom, attorney, explained that the tenant was uncooperative and the owner was pursuing eviction. The owner would perform the repairs after the tenant left. Mr. Bloom requested fines be suspended while awaiting the eviction. He anticipated it would take 45 days to remove the tenant.

Ms. Ingrid Gottlieb, Code Enforcement Officer, did not object to an extension. She informed Ms. Tell that the tenant had previously testified at hearings, and had been informing the owner that the problems were being addressed. She recommended a three-month extension.

Ms. Tell granted a 91-day extension to 2/14/08 and stopped the fine accrual. She advised the respondent to return at a later hearing to address the fines.

Case: CE07081548

Mark Tamecki
1147 Northeast 7th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/26/07.

Mr. Robert Guilford, Engineering Inspector, testified to the following violation:
25-13

CONSTRUCTION OF ROCKED PARKING STRIP ADJACENT TO
STREET REQUIRES PERMISSION FROM THE OFFICE OF THE
CITY ENGINEER.

Inspector Guilford presented photos of the property and the case file and recommended ordering compliance within 91 days or a fine of \$100 per day. He clarified that the existing gravel must be removed, and the proper remedy would be to install a substance that would allow water to drain.

Mr. Mark Tamecki, owner, said he was pulling a permit for the work. He took issue with Inspector Guilford's contention that the gravel must be removed for proper drainage; he said the City had approved the gravel. Inspector Guilford stated the easiest remedy would be to remove the gravel and leave the graduated swale; pavers did not need to be installed.

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

Case: CE07071714

Angela Williams
5831 Northeast 18th Avenue

Mr. McKelligett announced that service was via posting on the property on 10/30/07 and at City Hall on 11/1/07.

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

18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THE PROPERTY.

24-27(b)

THE TRASH BINS ARE BEING LEFT OUT IN FRONT OF THE PROPERTY.

47-20.20.H

THE PARKING AREA IS IN DISREPAIR AND THE STRIPES HAVE FADED.

47-21.8.A.

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE WEEDS AND DEAD OR BARE AREAS OF GROUND COVER ON THE PROPERTY.

9-306

THERE ARE AREAS OF PEELING, MISSING AND DIRTY PAINT ON THE STRUCTURE.

Officer Gottlieb presented photos of the property and the case file and recommended ordering compliance with 18-27(a) and 24-27(b) within 14 days or a fine of \$50 per day, per violation, and with 47-20.20.H, 47-21.8.A., and 9-306 within 63 days or a fine of \$50 per day, per violation.

Mr. Latrell Lewin, representative of the owner, stated the trash and debris had already been removed. He agreed to comply by Officer Gottlieb's deadlines. Ms. Tell cautioned Mr. Lewin to request an extension in writing if he could not comply by the deadline.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) and 24-27(b) within 14 days or a fine of \$50 per day, per violation, and with 47-20.20.H, 47-21.8.A., and 9-306 within 63 days or a fine of \$50 per day, per violation.

Case: CE07041601

Richard Krigel
409 Southwest 11th Street

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 10/18/07. Mr. McKelligett recited violations, compliance dates and potential fines and

stated the property was not complied and the City was requesting imposition of a \$2,000 fine and its continued accrual until the property was complied.

Mr. Richard Krigel, owner, explained that he had allowed the roof to develop an "Italian rustic" look. He presented photos of the property to Ms. Tell. Mr. Krigel stated he had finally found replacement tiles for the roof.

Mr. Leonard Ackley, Code Enforcement Officer, said there were still areas of the roof in need of repair, and the roof had not been cleaned. Ms. Tell suggested the case be continued so Inspector Ackley could confirm that all repairs had been made. Ms. Tell asked Inspector Ackley to be specific regarding where the roof needed cleaning. Inspector Ackley replied that the tiles were white and the entire roof should be cleaned.

Ms. Tell granted a 63-day extension to 1/17/08 and ordered the respondent to attend that hearing.

Case: CE07081720

Hearing to impose fine

Berniece Lewis Estate
2720 Northwest 22nd Street

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 10/14/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$3,100 fine and its continued accrual until the property was complied.

Mr. Roger Lewis, owner, explained that the paper license for the vehicle had been stolen. He presented proof of insurance and registration to Officer Champagne. Ms. Tell advised Mr. Lewis to confer with Officer Champagne.

Upon returning to the case, Mr. Leonard Champagne, Code Enforcement Officer, reported Mr. Lewis had insurance and registration on the vehicle. Ms. Wald advised Mr. Lewis that the license plate must be on the vehicle.

Ms. Tell imposed no fine.

Case: CE03100702

Request for extension

Element Three Inc
2900 Southeast 6th Avenue

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 11/8/07. Mr. McKelligett recited violations, compliance dates and potential fines.

Ms. Diane Levy, owner, stated she had hired an architect to design the handicapped parking ramp for the parking area. She requested at least two months to comply.

Mr. Dick Eaton, Code Enforcement Officer, agreed that the ramp was required in the parking area. He believed Ms. Levy would need at least 60 days.

Ms. Tell granted a 91-day extension to 2/14/08 and stopped the fine accrual.

Case: CE07031035

Werner Guntert
4831 Bayview Drive

Ordered to reappear
Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 7/5/07 to comply by 8/2/07. Time to comply had been extended from 9/20/07 to 11/15/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$1,675 fine and its continued accrual until the property was complied.

Mr. Werner Guntert, owner, stated he had done all he could to comply the property.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said some attempt had been made, but the property was not completely complied. She showed photos of the remaining problem areas to Mr. Guntert and Ms. Tell and explained that some weeds must be removed and ground cover replaced. Mr. Guntert reiterated his belief that the property was complied. Ms. Tell agreed that some work remained and advised Mr. Guntert to confer with Officer Gottlieb.

Upon returning to the case, Officer Gottlieb recommended a four-week extension for her to meet with Mr. Guntert on the property to explain exactly what must be done to comply.

Ms. Tell granted a 4-week extension.

Case: CE07080900

Port St. Lucie Projects LLC
3050 Northwest 68th Street

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 10/18/07. 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.

Mr. Christian Ballesteros, the owner's representative, submitted photos of the property into evidence and explained they had experienced weather delays.

Mr. Wilson Quintero, Code Enforcement Officer, reported that the property was complied as of the previous day. He stated Officer Viscusi had visited the property seven times.

Ms. Tell imposed a \$600 fine.

Case: CE06120294

Hearing to impose fine

Paul & Monique Thomas
1151 Iroquois Avenue

Mr. McKelligett announced that this case was first heard on 3/1/07 to comply by 3/11/07, 3/15/07 and 4/2/07. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the property was complied and the City was requesting imposition of a \$37,150 fine.

Ms. Monique Thomas, owner, explained work they had done at the property, and stated the lawn had taken some time because of water restrictions.

Mr. Paul Thomas, owner, said one BMW had remained on the property and accrued fines, but most other problems had been complied much earlier.

Mr. Andre Cross, Code Enforcement Officer, said he thought there had been a misunderstanding about the BMW, but once Mr. Thomas understood what must be done, the property was soon complied.

Ms. Tell reduced the fine to \$1,000.

Case: CE07060751

Request for extension

Capital Innovations Inc
812 Northwest 15th Terrace

Mr. McKelligett announced that this case was first heard on 7/19/07 to comply by 10/18/07. Mr. McKelligett recited violations, compliance dates and potential fines.

Ms. Sheryl Melson, owner, said this was a troubled property she had been repairing for some time. She had been working with Building Inspector Wayne Strawn regarding problems at the property. Ms. Melson described work at the property and requested a 91-day extension.

Ms. Tell granted a 91-day extension and stopped the fine accrual.

Case: CE05111753

Request for extension

Steven Kaplan
2818 Northeast 29th Street

Mr. McKelligett announced that this case was first heard on 5/3/07 to comply by 7/5/07. Time to comply had been extended from 7/5/07 to 8/2/07 and from 8/3/07 to 11/1/07. Mr. McKelligett recited violations, compliance dates and potential fines.

Ms. Aretha Davis, Code Enforcement Officer, presented photos of the property and reported the property was still not complied. On 10/30, the sewer cap was signed off, and the demolition permit application was submitted on 11/1. The demolition permit was now ready to be picked up. Officer Davis remarked that the owner had not acted expediently to pull the permits.

Mr. Peter Del Lapina, attorney, explained that this property had been damaged in Hurricane Wilma, and the owner had been in litigation with his insurance company. He stated the owner had acted as quickly as possible after the settlement to obtain the permit to demolish the house.

Mr. Steven Kaplan, owner, requested 60 to 90 days to comply. Officer Davis felt this was too long to allow, since so much time had already elapsed.

Ms. Tell granted a 63-day extension to 1/17/08, stopped the fine accrual and ordered the respondent to appear at that hearing to address the fines.

Case: CE07020369

Hearing to impose fine

Di-Mi Investments Corp
1135 South Federal Highway

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 10/11/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$650 fine.

Mr. Daniel Aarinson, attorney, presented photos and documentation showing the property was complied as of 10/9/07. He requested that no fines be imposed.

Mr. Leonard Ackley, Code Enforcement Officer, did not disagree with the documentation.

Ms. Tell imposed no fine.

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. Time to comply had been extended from 6/22/07 to 7/5/07 and from 8/16/07 to 10/18/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$1,025 fine and its continued accrual until the property was complied.

Mr. Kevin Court, owner, reported that the house had been painted.

Mr. Wilson Quintero, Code Enforcement Officer, said the property must be reinspected to confirm compliance.

Ms. Tell granted a 14-day extension.

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

Case: CE06110489

Hearing to impose fine

Grif-Ko Apartments Inc
2075 South Federal Highway

Mr. McKelligett announced that this case was first heard on 1/18/07 to comply by 3/22/07. Time to comply 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, from 10/5/07 to 11/1/07 and from 11/2/07 to 11/15/07. 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

Hearing to impose fine

Grif-Ko Apartments Inc
2001 South Federal Highway

Mr. McKelligett announced that this case was first heard on 1/18/07 to comply by 3/22/07. Time to comply had been extended from 4/19/07 to 6/21/07, from 6/22/07 to 8/16/07, from 10/4/07 to 11/1/07 and from 11/2/07 to 11/15/07. 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 reminded Ms. Tell that at the previous hearing, the City had stated the permit to repair part of the roof had been denied, and the entire roof must be repaired.

Mr. Thomas Fabricio, attorney, requested a 120-day extension to appeal the matter to Broward County.

Ms. Tell granted a 126-day extension to 3/20/08 for both cases and stopped the fine accrual.

Case: CE07041007

Request for extension

Cass Abrell
1509 Northeast 1st Avenue

Mr. McKelligett announced that this case was first heard on 8/2/07 to comply by 8/16/07 and 11/1/07. Mr. McKelligett recited violations, compliance dates and potential fines.

Ms. Pamela Abrell, owner, stated her husband had become unemployed and they had temporarily lacked the funds to complete the work. They now had the funds, and she anticipated they would need two more months.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, did not object to an extension.

Ms. Tell granted a 63-day extension and stopped the fine accrual. She cautioned Ms. Abrell to submit a request for an extension in writing if she could not comply by the ordered date.

Case: CE07060442

Request for extension

Drago Juana
511 Southwest 19th Street

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 10/25/07 and 11/22/07. Mr. McKelligett recited violations, compliance dates and potential fines

Mr. Michael Stevens, owner, explained the home was damaged in Hurricane Wilma and he was involved in a lawsuit with the insurance company. He now had the funds to make repairs to the home, and had a permit for the work. Mr. Stevens estimated he would need 90 days.

Mr. Dick Eaton, Code Enforcement Officer, did not object to an extension.

Ms. Tell granted a 119-day extension to 3/13/08 and stopped the fine accrual.

Case: CE07051427

Hearing to impose fine

John Burkett
2701 Northeast 49th Street

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 10/14/07. 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.

Mr. John Burkett, owner, said he had been away taking care of his father for months, and his father had recently passed away. Mr. Burkett asked for a waiver regarding the commercial step van, noting that the building was commercial. Mr. Burkett asked Ms. Tell to reduce the fine.

Ms. Ingrid Gottlieb, Code Enforcement Officer, explained that the violation was issued because the step van had an expired tag, not because it was left at the property. The property was zoned residential, so the van must be removed in the future.

Ms. Tell imposed a \$200 fine.

Case: CE07051987

Francis, Norris, P.B. Rice, and
K. B. Buckley et al
601 Southeast 3rd Avenue

Ordered to reappear
Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 7/19/07 to comply by 8/2/07. Time to comply had been extended from 9/20/07 to 10/18/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$2,400 fine [reduced from \$4,800].

Mr. John Buckley, owner, explained that the notices had been sent to his brother, who was away when they were received. As soon as Mr. Buckley was aware of the violations, he had made the repairs. He presented a receipt for the trash removal dated 6/23/07, and noted that his brother thought the trash removal complied the property.

Mr. Leonard Ackley, Code Enforcement Officer, agreed that the trash problem had been resolved, but the other violations had not been. He reported the property was now properly maintained.

Ms. Tell imposed a \$400 fine.

Case: CE07071391

Bay Colony Exxon Inc
5556 North Federal Highway

Stipulated Agreement

Violations:

47-19.5.D.5.

THE BUFFER WALL IS IN DISREPAIR, IN THAT THERE ARE AREAS OF BROKEN AND/OR MISSING SECTIONS.

47-20.20.H.

THE PARKING AREA IS IN DISREPAIR, IN THAT THERE ARE LARGE AREAS OF CONCRETE/ASPHALT MISSING AND IS IN NEED OF RE-STRIPING.

47-22.6.F.

THERE IS A SIGN THAT IS IN DISREPAIR, IN THAT THE SUPPORT POSTS ARE NOT WELL ANCHORED TO THE CONCRETE PAD AND MORE THAN 50 (FIFTY) PERCENT OF THE SIGNAGE IS MISSING.

47-22.6.G.2.

THERE IS A SIGN IN DISREPAIR ON THIS PROPERTY THAT HAS BEEN VACANT AND/OR UNOCCUPIED FOR AT LEAST THREE (3) MONTHS.

9-280(g)

THERE ARE SEVERAL ELECTRICAL FIXTURES THAT ARE IN DISREPAIR, IN THAT THERE ARE BROKEN AND/OR MISSING

COVERS.

9-306

THERE ARE AREAS OF THE FASCIA BOARD THAT ARE ROTTED AND MISSING PAINT. THERE ARE AREAS OF THE OVERHANG SUPPORT BEAMS THAT ARE IN DISREPAIR, IN THAT, THERE IS STUCCO MISSING, CAUSING THE WIRE MESH AND WOOD SUPPORT BEAMS WITHIN TO BECOME EXPOSED TO THE ELEMENTS.

Mr. McKelligett stated the inspector had a stipulated agreement with the owner to comply all violations within 63 days or a fine of \$100 per day, per violation.

Ms. Tell found in favor of the City, approved the stipulated agreement, and ordered compliance with all violations within 63 days or a fine of \$100 per day, per violation.

Case: CE07090600

Royal Palm Plaza LLC
424 West Sunrise Boulevard

Mr. McKelligett announced that service was via posting on the property on 10/29/07 and at City Hall on 11/1/07.

Mr. Karl Lauridsen, Code Enforcement Officer, testified to the following violation:
47-21.12 A.1.

TREES REMOVED, LANDSCAPE AREAS PAVED OVER WITHOUT A PERMIT.

Officer Lauridsen explains that permit were required for the tree removal and the remediation. He recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE07080902

Pratibha Pujara
1403 Southwest 15th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/26/07.

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

PILES OF YARD DEBRIS AND OVERGROWTH ON PROPERTY.

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

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

Case: CE07081434

Martha Grace Mack
436 Southwest 4th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/27/07.

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

THERE ARE EXPOSED ELECTRICAL OUTLETS THAT CREATE
AN UNSAFE SITUATION.

Complied:

18-27(a)

THE PROPERTY IS OVERGROWN AND NOT BEING
MAINTAINED.

9-308(a)

THE ROOF HAS A BLUE TARP ON IT AND IS LEAKING.

Officer Ackley presented photos of the property and the case file and recommended ordering compliance with 9-280(g) within 10 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-280(g) within 10 days or a fine of \$25 per day.

Case: CE07081691

Rick Lentz
500 Southwest 11th Street

Mr. McKelligett announced that service was via posting on the property on 10/29/07 and at City Hall on 11/1/07.

Mr. Leonard Ackley, Code Enforcement Officer, testified to the following violations:
47-19.9

THERE IS CONSIDERABLE NUMBER OF ITEMS STORED IN
THE CARPORT.

9-306

THE HOUSE HAS PEELING AND CHIPPING PAINT.

Complied:

9-281(b)

THERE IS AN UNLICENSED, INOPERABLE VEHICLE ON THE
PROPERTY. WHITE CAMRY.

Officer Ackley presented photos of the property and the case file and recommended ordering compliance with 47-19.9 and 9-306 within 49 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 47-19.9 and 9-306 within 49 days or a fine of \$25 per day, per violation.

Case: CE07051968

Stipulated Agreement

Sunrise Intracoastal Dental Center
900 Northeast 26th Avenue

Mr. McKelligett announced that certified mail sent to the registered agent was accepted on 10/31/07.

Violations:

9-280(b)

CEILING TILES ARE MISSING EXPOSING WIRES AND AIR
CONDITIONING DUCTS, HOLES IN INTERIOR WALLS,
BASEBOARDS MISSING FROM INTERIOR WALLS.

9-280(g)

ELECTRICAL WIRES HANGING FROM CEILING IN MULTIPLE
ROOMS IN THIS COMMERCIAL PROPERTY INCLUDING PUBLIC
RESTROOM.

9-306

TILES BROKEN ON EXTERIOR WALLS AND WALKWAY, BROKEN
LIGHT FIXTURES, DOOR IS DIRTY AND EXTERIOR WALLS
ARE DIRTY.

Ms. Aretha Davis, Code Enforcement Officer, confirmed she had a stipulated agreement with the owner to comply all violations within 119 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 all violations within 119 days or a fine of \$50 per day, per violation.

Case: CE07080619

Cavel Green
1401 Northeast 15th Avenue

Mr. McKelligett announced that service was via posting on the property on 10/30/07 and at City Hall on 11/1/07.

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

PARKING AREA OVERGROWN WITH WEEDS.

Complied:

18-27(a)

EXTREME AMOUNT OF OVERGROWTH ON THE PROPERTY.

Officer Davis presented photos of the property and the case file and recommended ordering compliance with 47-20.20.H within 63 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance with 47-20.20.H within 63 days or a fine of \$25 per day.

Case: CE07060898

Angela Smith & Rodney Guntherberg
1101 Northeast 5th Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 11/5/07.

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

THERE IS RUBBISH, TRASH AND DEBRIS ACCUMULATED ON
THE NORTH SIDE OF THE PROPERTY.

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

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

Case: CE07061158

Stipulated Agreement

Terri L. Cloud
808 Northeast 17th Way

Violation:

9-306

FASCIA AND SOFFIT ARE IN DISREPAIR. EXTERIOR
WALLS HAVE PEELING, DIRTY PAINT.

Mr. McKelligett stated the inspector had a stipulated agreement with the owner to comply within 90 days or a fine of \$25 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement, and ordered compliance within 90 days or a fine of \$25 per day.

Case: CE07071623

Thiago Evangelista
604 Northeast 10th Avenue

Mr. McKelligett announced that service was via posting on the property on 10/29/07 and at City Hall on 11/1/07.

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

LANDSCAPE NOT MAINTAINED. YARDS ARE OVERGROWN
AND DEAD PLANTS LITTER THE GROUNDS.

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

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

Case: CE07091280

Diane Alexander
2313 Northwest 14th Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/26/07.

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

FOUND OUTDOOR ELECTRICAL FIXTURE TO RIGHT OF FRONT
DOOR, NOT ATTACHED TO BUILDING STRUCTURE AND HAS
EXPOSED WIRES.

9-304(b)

FOUND SEVERAL VEHICLES PARKED ON THE GRASS
INCLUDING A WHITE FORD VAN, FULL SIZE CHRYSLER
PRODUCT AND A GRAY P/U TRUCK. GRAVEL DRIVE IS IN
DISREPAIR AND IS NOT WELL-GRADED.

9-306

THE FASCIA BOARDS AND EXTERIOR WALLS OF THE
PROPERTY HAVE NO PAINT.

Complied:

18-27(a)

THERE IS RUBBISH, TRASH AND DEBRIS ON THE PROPERTY
INCLUDING, BUT NOT LIMITED TO A PILE OF BLACK
TRASH BAGS ON FRONT YARD.

Officer Champagne presented photos of the property and the case file and recommended ordering compliance with 9-280(g) and 9-306 within 14 days or a fine of \$25 per day, per violation, and with 9-304(b) within 35 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-280(g) and 9-306 within 14 days or a fine of \$25 per day, per violation, and with 9-304(b) within 35 days or a fine of \$25 per day.

Case: CE07091538

Delta Asset Management
2630 Northwest 21st Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/31/07 and certified mail sent to the registered agent was accepted on 10/31/07.

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

THERE IS RUBBISH, TRASH AND DEBRIS PILED UP IN THE
BACK YARD OF THE PROPERTY.

9-281(b)

THERE IS AN UNLICENSED, INOPERABLE KIA SPORTAGE
PARKED ON THE PROPERTY.

Officer Champagne presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$25 per day and with 9-281(b) within 10 days or a fine of \$100 per day, with the right to tow the vehicle.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$25 per day and with 9-281(b) within 10 days or a fine of \$100 per day, with the right to tow the Kia Sportage.

Case: CE07071745

Gertrude Apuna Estate
3431 Southwest 16th Street

Mr. McKelligett announced that service was via posting on the property on 10/29/07 and at City Hall on 11/1/07.

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

THERE IS OVERGROWTH OF PLANTS/GRASS IN BACK YARD
AT THIS PROPERTY.

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 SURROUNDING RESIDENTS.

9-305(a)

THERE ARE GRASS/WEEDS ENCROACHING THE RIGHT-OF-WAY ON THIS PROPERTY.

Officer Quintero presented photos of the property and the case file and recommended ordering compliance with 9-280(h)(2) within 10 days or a fine of \$100 per day, and with 18-27(a) and 9-305(a) within 10 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 9-280(h)(2) within 10 days or a fine of \$100 per day, and with 18-27(a) and 9-305(a) within 10 days or a fine of \$25 per day, per violation.

Case: CE07081529

Stipulated Agreement

Michael Vaillant
308 Southeast 15th Street

9-280(b)

THE TILE ROOF ON THIS PROPERTY IS DAMAGED AND IN DISREPAIR, INCLUDING THE FRONT PORCH OVERHANG WHICH IS SAGGING.

9-304(b)

THERE ARE VEHICLES PARKED ON THE LAWN/GRASS AREA.

9-306

THERE ARE AREAS OF THE FASCIA THAT ARE ROTTING AND HAVE MISSING AND PEELING PAINT.

Complied:

18-27(a)

THIS PROPERTY HAS OVERGROWTH THROUGHOUT.

9-278(e)

THERE ARE WINDOWS THROUGHOUT THAT ARE SHUTTERED AND BOARDED, PREVENTING ADEQUATE VENTILATION.

Mr. McKelligett stated the Code Enforcement Officer had a stipulated agreement with the owner to comply 9-304(b) within 14 days or a fine of \$25 per day, and to comply 9-280(b) and 9-306 within 35 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City, approved the stipulated agreement, and ordered compliance with 9-304(b) within 14 days or a fine of \$25 per day, and to comply 9-280(b) and 9-306 within 35 days or a fine of \$25 per day, per violation.

Case: CE07090665

Edna Giannelis
1510 Southwest 9th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 11/1/07.

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

THERE IS AN INOPERABLE BOAT ON TRAILER AND AN
INOPERABLE GRAY FOUR (4) DOOR RANGE ROVER ON THE
PROPERTY.

Complied:

47-19.9

THERE IS OUTDOOR STORAGE ON THE PROPERTY.

9-304(b)

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

Officer Eaton 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.

Ms. Tell 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.

Case: CE07060330

Crevan Reid
1304 Northwest 12th Street

Mr. McKelligett announced that service was via posting on the property on 10/30/07 and at City Hall on 11/1/07.

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

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT
THIS PROPERTY, ALSO THERE ARE AREAS OF OVERGROWN
LAWN.

9-281(b)

THERE ARE UNLICENSED/INOPERABLE VEHICLES STORED ON
THIS PROPERTY WHICH ARE A LIGHT COLORED NISSAN
ALTIMA AND A LIGHT GREEN FULL SIZED CAR.

9-304(b)

THERE ARE VEHICLES CONSTANTLY PARKING ON THE LAWN.

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 18-27(a) and 9-304(b) within 14 days or a fine of \$50 per day, per violation, and with 9-281(b) within 10 days or a fine of \$100 per day, with the right to tow the vehicle.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) and 9-304(b) within 14 days or a fine of \$50 per day, per violation, and with 9-281(b) within 10 days or a fine of \$100 per day, with the right to tow the Nissan Altima and the green car.

Case: CE07060720

Lori Forbes
1612 Northwest 16th Street

Mr. McKelligett announced that service was via posting on the property on 10/30/07 and at City Hall on 11/1/07.

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

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT
THIS PROPERTY, INCLUDING BUT NOT LIMITED TO AREAS
OF OVERGROWN LAWN.

Complied:

9-281(b)

THERE ARE UNLICENSED/INOPERABLE VEHICLES STORED ON
THIS PROPERTY.

9-304(b)

THERE ARE VEHICLES CONSTANTLY PARKING ON THE LAWN
AT THIS PROPERTY.

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$25 per day.

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

Case: CE07010199

Frank Plati & Marcelene Gaidry
5421 Northeast 21st Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/26/07.

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 LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE WEEDS AND MISSING GROUND COVER ON THE PROPERTY.

9-308(a)

THE ROOF IS IN DISREPAIR. THERE ARE BROKEN AND MISSING ROOF TILES.

Complied:

9-313(a)

THE HOUSE NUMBERS ARE NOT VISIBLE FROM THE STREET.

Officer Gottlieb presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$25 per day and with 47-21.8 A. and 9-308(a) within 28 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$25 per day and with 47-21.8 A. and 9-308(a) within 28 days or a fine of \$25 per day, per violation.

Case: CE07012262

R. D. & Beverly Schenck
4900 Northeast 18th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/26/07.

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

THE ENTIRE PROPERTY IS COVERED WITH DIRT AND WEEDS.

Officer Gottlieb informed Ms. Tell that the owners were elderly and ill and she was coordinating a volunteer effort to put down new sod on the property. She presented photos of the property and the case file and recommended ordering compliance within 56 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance within 56 days or a fine of \$25 per day.

Case: CE07070749

Sheldon Martin
4010 Bayview Drive

Mr. McKelligett announced that service was via posting on the property on 10/30/07 and at City Hall on 11/1/07.

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. C.

THE HEDGES EXCEED THE HEIGHT REQUIREMENTS IN THE
SIGHT TRIANGLE.

Officer Gottlieb 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: CE07090368

Worldtrust LLC
4400 North Federal Highway

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

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violations:
47-20.20.H

THE PARKING LOT IS IN DISREPAIR. THE STRIPES AND
SEAL COAT HAVE FADED AND THE WHEEL STOPS ARE IN
DISREPAIR.

47-22.9

THERE HAVE BEEN ALL NEW SIGNS ERECTED ON THE
PROPERTY. THERE ARE NO PERMITS FOR THESE SIGNS.

Officer Gottlieb presented photos of the property and the case file and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

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

Case: CE07071794

Derinoel Moncher
1637 Northeast 3rd Avenue

Mr. McKelligett announced that service was via posting on the property on 10/29/07 and at City Hall on 11/1/07.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, testified to the following violations:
9-280(h)(1)

THE WOODEN FENCE ON THE PROPERTY IS IN DISREPAIR.

9-306

THE GUTTERS ON THE STRUCTURE ARE IN DISREPAIR.

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

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day, per violation.

Case: CE07081425

Anthony Sueiro
314 Northwest 13th Street

Mr. McKelligett announced that service was via posting on the property on 10/19/07 and at City Hall on 11/1/07.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, testified to the following violations:
47-21.8

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

9-304(b)

VEHICLES PARKED/STORED ON THE GRASS.

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

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day, per violation.

Case: CE07082085

Richard Seaman
827 Northeast 14th Court

Mr. McKelligett announced that service was via posting on the property on 10/29/07 and at City Hall on 11/1/07.

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

THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS IN
THE REAR AND SIDE YARDS OF THIS PROPERTY.

9-313(a)

THE HOUSE NUMBERS ARE NOT DISPLAYED OR VISIBLE
FROM THE STREET.

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

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day, per violation.

Case: CE07090835

Omni Construction International Inc
1015 Northwest 7th Terrace

Mr. McKelligett announced that certified mail sent to the registered agent was accepted on 11/5/07.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, testified to the following violation:
9-306

THERE IS GRAFFITI ON THE STRUCTURE.

Supervisor Pingitore presented photos of the property and the case file and recommended ordering compliance within 10 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE07091138

Alix Nau
711 Northeast 16th Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/26/07.

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

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

Supervisor Pingitore presented photos of the property and the case file and recommended ordering compliance within 10 days of a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance within 10 days of a fine of \$25 per day.

Case: CE04081024

Lorraine Smith
410 Southwest 30th Terrace

Request to vacate orders dated
4/21/05 and 8/4/05

Mr. McKelligett requested Ms. Tell vacate the orders dated 4/21/05 and 8/4/05.

Ms. Tell vacated the orders.

Case: CE06070964

Erick Gomez
1713 Northeast 15th Avenue

Request to vacate orders dated
12/7/06

Mr. McKelligett requested Ms. Tell vacate the order dated 12/7/06.

Ms. Tell vacated the order.

Case: CE07011809

Marietta Oneal
1229 Southwest 29th Terrace

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 4/5/07 to comply by 4/15/07 and 7/5/07. Time for compliance had been extended from 8/16/07 to 11/16/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied, and the City was requesting imposition of a \$20,400 fine and its continued accrual until the property was complied.

Ms. Tell imposed the \$20,400 fine.

Case: CE07020134

John Dokimos & Middle River Oasis LLC
524 Bayshore Drive

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 4/5/07 to comply by 5/10/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$37,400 fine.

Ms. Tell imposed the \$37,400 fine.

Case: CE07050156

Rose Pierre
4761 Northeast 19th Avenue

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 10/18/07. 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.

Ms. Tell imposed the \$2,700 fine.

Case: CE07050677

Hearing to impose fine

Justina Bryan
1535 Northwest 8th Avenue

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 10/18/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$525 fine.

Ms. Tell imposed the \$525 fine.

Case: CE07051416

Hearing to impose fine

Pedro Perez
2911 Northeast 55th Place

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 10/18/07. 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.

Ms. Tell imposed the \$2,700 fine.

Case: CE07052104

Hearing to impose fine

Learie Hernandez
1123 Northwest 15th Avenue

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 10/11/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$3,400 fine and its continued accrual until the property was complied.

Ms. Tell imposed the \$3,400 fine.

Case: CE07060362

Hearing to impose fine

Delta Asset Management LLC
1335 Seminole Drive

Mr. McKelligett announced that this case was first heard on 7/19/07 to comply by 8/2/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$46,800 fine and its continued accrual until the property was complied.

Ms. Tell imposed the \$46,800 fine.

Case: CE07061655

Hearing to impose fine

Darren & Christen Todd
809 Southwest 8th Terrace

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 no fine be imposed [reduced from \$400].

Ms. Tell imposed no fine.

Case: CE07061805

Hearing to impose fine

Wells Fargo Bank Trustee
1811 Northeast 57 Street

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 10/18/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$3,375 fine and its continued accrual until the property was complied.

Ms. Tell imposed the \$3,375 fine.

Case: CE07061894

Hearing to impose fine

Claudia Bolivar
1019 Northwest 14th Court

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 10/14/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$3,100 fine and its continued accrual until the property was complied.

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

Case: CE07061973

Hearing to impose fine

David Martino
436 Northeast 16th Avenue

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 10/11/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$525 fine.

Ms. Tell imposed the \$525 fine.

Case: CE07070506

Hearing to impose fine

North Gate LLC

1100 North Federal Highway

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 10/14/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$1,550 fine and its continued accrual until the property was complied.

Ms. Tell imposed the \$1,550 fine.

Case: CE07070584

Hearing to impose fine

Evian Cuellar & Cecilio Matias
701 Northeast 17th Court

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 10/18/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$625 fine.

Ms. Tell imposed the \$625 fine.

Case: CE07071277

Hearing to impose fine

Thomas Glasson
1545 Northeast 1st Avenue

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 10/18/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$1,250 fine

Ms. Tell imposed the \$1,250 fine.

Case: CE07080317

Hearing to impose fine

Glenn Wright Construction
1604 Northeast 17th Avenue

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 10/14/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$400 fine.

Ms. Tell imposed the \$400 fine.

Case: CE07080396

Hearing to impose fine

HSBC Bank USA
1230 Northeast 11th Avenue

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 10/14/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$4,650 fine and its continued accrual until the property was complied.

Ms. Tell imposed the \$4,650 fine.

Case: CE07081174

Hearing to impose fine

Jorge Fermin Cimitier & Beverly Lewis
1415 Southwest 3rd Avenue

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 10/14/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of a \$3,100 fine and its continued accrual until the property was complied.

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

Case: CE07081369

Hearing to impose fine

Jorge Fermin Cimitier & Beverly Lewis
1415 Southwest 3rd Avenue

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 10/18/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was not complied and the City was requesting imposition of an \$8,100 fine and its continued accrual until the property was complied.

Ms. Tell imposed the \$8,100 fine.

Case: CE07081876

Hearing to impose fine

Celestin & Viergeleine Mercurieu
1026 Northwest 3rd Avenue

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 10/18/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$275 fine.

Ms. Tell imposed the \$275 fine.

Cases Complied

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

CE07090754

CE07081030

CE07091193

CE07091330

CE07081848	CE07090955	CE07090457	CE07090652
CE07091239	CE07090619	CE07100205	CE07100563
CE07070809	CE07052113	CE07061809	CE07060135
CE07091141	CE07100840	CE07090183	CE07090808
CE07091504	CE07100008	CE07052093	CE07070093
CE07090297	CE07061236	CE07081533	CE07091383
CE07100670	CE07020483		

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:

CE07091062	CE07091082	CE07041244	CE07090119
CE07090314	CE07090541	CE07090542	CE07091314
CE07090189	CE07091126	CE07091159	CE07091274
CE07091499	CE07100401	CE07041746	

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:

CE07011706	CE07081708	CE07100118	CE07081577
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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:

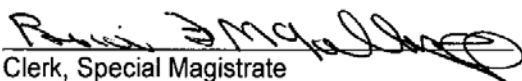
CE07082025	CE07091106	CE07100048
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There being no further business, the hearing was adjourned at 1:03 p.m.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate