

SPECIAL MAGISTRATE HEARING
City Commission Meeting Room
Meah Rothman-Tell Presiding
January 17, 2008
9:00 A.M. – 2:03 P.M.

Staff Present:

Brian McKelligett, Clerk of Special Magistrate Supervisor
Sue Manning, Secretary, Special Magistrate
Mary Allman, Secretary Special Magistrate
John Gossman, Code Enforcement Supervisor
Cheryl Pingitore, Code Enforcement Supervisor
Ginger Wald, Assistant City Attorney
Leonard Ackley, Code Enforcement Officer
Stephanie Bass, Code Enforcement Officer
Mark Campbell, 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
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
Tuchette Torres, Code Enforcement Officer
Barbara Urow, Code Enforcement Officer
Salvatore Viscusi, Code Enforcement Officer
Kimberly Williams, Code Enforcement Officer,

Also Present:

CE07041601: Richard Krigel, owner
CE07090409: Sandra Volz Loveday, owner's daughter
CE06010380: Hope Calhoun, attorney
CE05121218: Erika Hernandez, owner
CE07050964: Brent Bowden, owner
CE06121043: Heidi Davis Knapik, attorney; Marsh Kriplen, bank representative
CE07050099: Mark Steinberger, owner
CE07100417; CE07020570: Edgar Francelus, owner
CE07101753: Alexander Domb, owner; Seth Wilson, EMC Mortgage representative
CE07100408: Suresh Ramanathan, owner
CE07091387; 07091390: Scott Stringham, owner

CE07031506: Inales Osias, owner
CE06081310: John Seiler, attorney
CE07110336: Jacqueline Benoit, owner
CE07090638: Cesar Crousillat, owner
CE07080980: Terrence Pierce, owner's son
CE06051819: Monica Amador, attorney; Eric Salazar, owner; Luis Pelot, owner's partner
CE06110428: Andrew Flak, owner
CE05111753: Steven Kaplan, owner; Peter Dellapina, attorney
CE07091290: Harry Winderman, attorney
CE07061044: Adam Zucker, tenant; Larry Lautvit, contractor
CE07021428; CE07061768; CE07061770; CE07061773: CE07060428: Timothy McEachern, representative; Richard Clarke, representative
CE07091245: Neil Schiller, attorney
CE07021560: William Morey, agent
CE06011662: Michael Spiegel, owner
CE07070749: Sheldon Martin, owner
CE07031035: Werner Guntert, owner
CE07071475: Richard Inglis, attorney
CE07010199: Christian Gaidry, owner's grandson
CE07011741: Mark Mazzurco, owner's representative

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: CE07091245

Request for extension

A G Florida Realty LLC
3245 South Andrews Avenue

Mr. McKelligett announced that this case was first heard on 10/18/07 to comply by 1/17/07. Mr. McKelligett recited violations and compliance dates.

Mr. Neil Schiller, attorney, explained his client had applied for an alleyway vacation, but there was now a question about the ownership of the alleyway. The case would need to be heard by the DRC. He hoped this would be resolved within 120 days.

Mr. Bob Guilford, Code Enforcement Officer, did not object to an extension.

Ms. Tell granted a 126-day extension.

Case: CE07090638

Request for extension

CKA Homes Of Miami Road LLC
2110 South Miami Road

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 11/29/07 and 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines.

Mr. Dick Eaton, Code Enforcement Officer, informed Ms. Tell that the only outstanding issue was 9-280(b). He had spoken with the owner, and Officer Eaton agreed to recommend a 49-day extension.

Mr. Cesar Crousillat, owner, asked for the extension and that fines cease accruing.

Ms. Tell granted a 49-day extension and stopped fines accruing.

Case: CE06121043
Commerce Bank
1215 Southeast 17th Street

Ordered to reappear from 12/6/07
Hearing to impose fine

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, from 7/20/07 to 9/20/07, from 11/15/07 to 12/6/07 and from 12/7/07 to 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,142 fine [reduced from \$6,100].

Mr. Dick Eaton, Code Enforcement Officer, stated the owners had been diligent in complying the property and many of the delays were not the owner's fault. He had spoken with the owner, and agreed to reduce the fine to \$1,142 to cover administrative costs.

Ms. Heidi Davis Knapik, attorney, explained there had been a delay because mail had been sent to a corporate address, and said they agreed to pay the administrative costs.

Mr. Marsh Kriplen, bank representative, agreed to pay the reduced fine.

Ms. Tell imposed the \$1,142 fine.

Case: CE07091290
Phillip Brown
2886 Northeast 26th Place

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/13/07.

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

18-27(a)
THERE IS AN ACCUMULATION OF OVERGROWN GRASS, WEEDS
AND OTHER VEGETATION ON THE PROPERTY.

9-308(b)
THE ROOF TILES ARE DIRTY AND COVERED WITH STAINS
AND MILDEW.

Officer Davis presented photos of the property and the case file and said she had spoken with the owner's attorney and agreed to recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

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

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

Case: CE07100417

Edgard Fragelus
1315 West Sunrise Boulevard

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

18-27(a)
THERE IS TRASH SCATTERED ABOUT THE CITY SWALE AREA
OF THIS PROPERTY.

47-19.5.D.5.
THE BUFFER WALL ON THIS PROPERTY IS IN DISREPAIR.

47-21.8
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER
IN THE SWALE AREA OF THIS PROPERTY.

9-306
THE BUFFER WALL ON THIS PROPERTY NEEDS PAINTING
FREE FROM PEELING AND CHIPPING PAINT.

Officer Cross described efforts to work with the owner, presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$50 per day, with 47-19.5.D.5., 47-21.8 and 9-306 within 28 days or a fine of \$50 per day, per violation.

Mr. Edgard Fragelus, owner, agreed to comply 18-27(a) within 14 days, 47-19.5.D.5. and 9-306 within 28 days, and 47-21.8 within 56 days.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$50 per day, with 47-19.5.D.5. and 9-306 within 28 days or a fine of \$50 per day, per violation, and with 47-21.8 within 56 days or a fine of \$50 per day.

Case: CE07020570

Hearing to impose fine

Edgard Fragelus
1315 West Sunrise Boulevard

Mr. McKelligett announced that this case was first heard on 7/5/07 to comply by 10/4/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$4,150 fine.

Mr. Edgar Fragelus, owner, said he had misunderstood what must be done to comply. He explained he has closed his business and did not have the funds to repair the sign.

Mr. Andre Cross, Code Enforcement Officer, confirmed that the business was closed. He said he had taken over the case in October 2007, and he had returned several times to check on the property. Mr. Fragelus had finally removed the sign in December and complied the property.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, said she had cited the property in February 2007 and presented the case to the Special Magistrate in July. She pointed out that the sign had been damaged in Hurricane Wilma in 2005. Supervisor Pingitore said maintenance at the property had always been substandard, and the property was very visible.

Ms. Tell admitted she had a dilemma: she wanted to fine Mr. Fragelus for not removing the sign sooner, but wanted him to be able to afford the repairs cited on the new violations. She advised Mr. Fragelus to return with receipts for repairs when he returned in April.

Ms. Tell continued the case to 4/17/08 and ordered the respondent to reappear at that hearing.

Case: CE07011741

Hearing to impose fine

Columbia Living Trust /
Adam MacKenzie, Trustee
5740 Northeast 18th Avenue

Mr. McKelligett announced that this case was first heard on 6/7/07 to comply by 7/5/07. Time to comply had been extended from 10/18/07 to 12/6/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$4,725 fine.

Ms. Ingrid Gottlieb, Code Enforcement Officer, reported the case had been presented to the Special Magistrate in June 2007, and she had first heard from the owner in October. She had inspected the property eleven times, and this was the third hearing for this case. Officer Gottlieb reported the property was just complied the previous Monday.

Mr. Mark Mazzurco, the owner's representative, explained that after the owner, Mr. Underwood, purchased the property, the deed was never recorded properly under his name, so he had never received notices regarding the property. Mr. Mazzurco said he had been made aware of the violations in May 2007, and he had hired someone to make all of the repairs. He presented a bill dated May 2007 for the driveway repair, but explained the contractor had not actually done the work. Mr. Mazzurco said the remaining repair related to small cracks in the driveway that were not serious.

Ms. Tell asked the Assistant City Attorney to look at the file while she heard other cases.

Upon returning to the case, Assistant City Attorney Ginger Wald confirmed that the property appraiser's office still listed the prior owner, and the City could only notify the listed owner regarding the violations.

Mr. Mazzurco asked Ms. Tell to consider that he had worked to comply the property once he was aware of the violations. Ms. Tell appreciated this, but noted that the owner was aware of the problem with the ownership record but had not rectified it.

Ms. Tell imposed a \$3,000 fine.

Case: CE07101753

Alexander Domb, Trustee
1430 South Ocean Drive

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

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violations:

9-280(h)(1)

THE WOOD FENCE ALONG THE SOUTH SIDE OF THE
PROPERTY IS IN DISREPAIR.

9-280(h)(2)

THE POOL ON THE PROPERTY IS FILLED WITH GREEN
STAGNANT WATER.

9-308(c)

THE MANSARD SECTION OF THE ROOF IS IN DISREPAIR.
THERE ARE HOLES AND MISSING TILES.

Officer Sotolongo presented photos of the property and the case file, and said he had spoken with the owner, and agreed to recommend ordering compliance with 9-280(h)(2) within 10 days or a fine of \$100 per day, with 9-280(h)(1) within 4 weeks or a fine of \$25 per day, and with 9-308(c) within 63 days or a fine of \$25 per day.

Mr. Alexander Domb, owner, said there were legal issues on the property, and no one was caring for the property because ownership was in question. Mr. Seth Wilson, EMC Mortgage representative, said he was not familiar with the property as yet.

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, with 9-280(h)(1) within 4 weeks or a fine of \$25 per day, and with 9-308(c) within 63 days or a fine of \$25 per day.

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

Case: CE07091387

Sunrise Sport Cars Inc
1717 Northwest 9th Lane

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/31/07 and certified mail sent to the registered agent was accepted on 12/29/07.

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

THERE ARE AREAS OF OVERGROWN GRASS AND WEEDS ON THIS PROPERTY, INCLUDING, BUT NOT LIMITED TO RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT VACANT LOT.

Complied:

9-281(b)

THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED ON THIS PROPERTY.

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 63 days or a fine of \$50 per day.

Mr. Scott Stringham, owner, requested time to comply.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) within 63 days or a fine of \$50 per day.

Case: CE07091390

Sunrise Sport Cars Inc
1744 West Sunrise Boulevard

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/31/07 and certified mail sent to the registered agent was accepted on 12/29/07.

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

18-27(a) THERE ARE AREAS OF OVERGROWN GRASS AND WEEDS.

9-281(b) THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THIS PROPERTY.

Mr. Stringham requested 63 days to comply these violations as well.

Officer Cross presented photos of the property and the case file and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

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

Case: CE06081310

Hearing to impose fine

KCH Holdings LLC

1790 East Commercial Boulevard

Mr. McKelligett announced that this case was first heard on 1/4/07 to comply by 9/1/07. Time to comply had been extended from 10/18/07 to 12/6/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$13,600 fine which would continue to accrue until the property complied.

Mr. Jack Seiler, attorney, explained the owner had applied for permits to comply the last item. He requested a 1-month continuance to 2/21/08.

Ms. Ingrid Gottlieb, Code Enforcement Officer, did not object to an extension.

Ms. Tell granted a 35-day extension, stopped the fines from accruing, and ordered the respondent to reappear at that hearing.

Case: CE07110336

Joseph & Jacqueline Simpre

1792 Lauderdale Manors Drive

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/29/07.

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

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

9-304(b) THERE ARE CARS PARKED ON THE LAWN AT THIS PROPERTY.

Complied:
18-27(a)
47-34.1.A.1.
47-34.4.B.3.a.
9-281(b)

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 9-280(h)(1) and 9-304(b) within 28 days or a fine of \$50 per day, per violation.

Ms. Jacqueline Benoit, owner, asked what must be done to comply, and Officer Cross explained this to her. Ms. Benoit requested 28 days to move the cars.

Ms. Tell found in favor of the City and ordered compliance with 9-280(h)(1) and 9-304(b) within 28 days or a fine of \$50 per day, per violation.

Case: CE07100408

Gauthams Holdings LLC
1565 West Sunrise Boulevard

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/2/08 and certified mail sent to the registered agent was accepted [no date].

Mr. Andre Cross, Code Enforcement Officer, testified to the following violations:
47-21.8

THERE ARE AREAS OF DEAD AND MISSING GROUND COVER
IN THE SWALE AREA OF THIS PROPERTY.

9-306

THE BUFFER WALL ON THIS PROPERTY NEEDS PAINTING,
FREE FROM DIRT AND STAINS.

Complied:
18-27(a)

THERE ARE AREAS OF OVERGROWN LAWN IN THE SWALE
AREA OF THIS PROPERTY.

9-281(b)

THERE IS TRASH SCATTERED ABOUT THE SWALE AREA OF
THIS PROPERTY.

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 47-21.8 and 9-306 within 28 days or a fine of \$50 per day, per violation.

Mr. Suresh Ramanathan, owner, was concerned that grass would not grow because cars parked on the property. Ms. Tell advised Mr. Ramanathan to confer with Officer

Cross regarding how to handle this issue. Mr. Ramanathan requested 3 to 6 months to be able to afford the work that needed to be done.

Ms. Tell found in favor of the City and ordered compliance with 47-21.8 within 42 days or a fine of \$50 per day and with 9-306 within 28 days or a fine of \$50 per day.

Case: CE07021560

Hearing to impose fine

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 and stated the City was requesting imposition of a \$2,050 fine which would continue to accrue until the property complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, stated 9-308(c) was the only violation not complied. She said she had been in contact with representatives of Mattress Giant, and the company was working to comply the property.

Mr. William Morey, agent, requested an 8-week extension.

Ms. Tell granted a 56-day extension.

Case: CE07090409

Request for extension

Bernice Volz
509 Southwest 5th Street

Mr. McKelligett announced that this case was first heard on 12/6/07 to comply by 1/3/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the owner was present to request an extension.

Mr. Leonard Ackley, Code Enforcement Officer, reminded Ms. Tell that a friend of the owner was performing the work, but was not finished. He agreed to a 35-day extension.

Ms. Sandra Volz Loveday, the owner's daughter, said the delays occurred because the man performing the work was not performing consistently. Officer Ackley explained the contractor had other work he must perform, and was doing this job on the side. Officer Ackley stated Ms. Volz had requested an extension on 12/29/07, prior to the compliance deadline. Ms. Tell said no fines would be imposed for this time.

Ms. Tell granted a 35-day extension.

Case: CE07070749

Hearing to impose fine

Sheldon Martin
4010 Bayview Drive

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 11/29/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$4,800 fine which would continue to accrue until the property complied.

Mr. Sheldon Martin, owner, said the hedges had been cut, but not far enough. He stated he did not receive notices because the mailbox was damaged and no one lived at the property. Mr. Martin said the work was being performed now. He requested additional time to comply, and that fines stop running.

Ms. Ingrid Gottlieb, Code Enforcement Officer, felt 14 days would be sufficient to comply.

Ms. Tell granted a 14-day extension.

Case: CE07080980

Request for extension

James; Verna & Terrence Pierce
2181 Imperial Point Drive

Mr. McKelligett announced that this case was first heard on 11/1/07 to comply by 12/27/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$500 fine which would continue to accrue until the property complied.

Mr. Terrence Pierce, the owners' son, requested 90 more days to comply. He explained that his parents had moved in with him and the house was now vacant.

Ms. Ingrid Gottlieb, Code Enforcement Officer, did not object to an extension. She confirmed that Mr. Pierce had phoned to request an extension on December 26, prior to the ordered compliance date. Ms. Tell said no fines would be imposed for this time.

Ms. Tell granted a 91-day extension.

Case: CE07061044

Ordered to reappear from 12/6/07

Franco, L. Antimucci & G. Daverio
3015 East Commercial Boulevard

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 11/1/07. Time to comply had been extended from 12/6/07 to 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$3,400 fine which would continue to accrue until the property complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, stated the plans were currently being processed through permit review.

Mr. Adam Zucker, tenant, confirmed they had applied for the permit and hired a contractor. He requested an extension of time to comply, and that fines stop running. Mr. Larry Lautvit, contractor, felt the work could be done in less than 6 weeks.

Ms. Tell granted a 49-day extension and ordered the respondent to reappear at that hearing.

Case: CE07050099

Request for extension

Mark Steinberger
1243 Northeast 11th Avenue

Mr. McKelligett announced that this case was first heard on 10/18/07 to comply by 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines.

Mr. Mark Steinberger, owner, requested 90 more days to comply.

Ms. Aretha Davis, Code Enforcement Officer, did not object to an extension. She informed Mr. Steinberger that since the property was for sale, if ownership changed, Mr. Steinberger would still be responsible.

Ms. Tell granted a 91-day extension and ordered the respondent to reappear at that hearing.

Case: CE07071475

Hearing to impose fine

Laura Inglis
5110 Northeast 18th Avenue

Mr. McKelligett announced that this case was first heard on 10/18/07 to comply by 11/29/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,400 fine which would continue to accrue until the property complied.

Mr. Richard Inglis, attorney, requested 60 days to comply, and for fines to stop running.

Ms. Ingrid Gottlieb, Code Enforcement Officer, did not object to an extension.

Ms. Tell granted a 63-day extension.

The following 4 cases for the same owner were heard together:

Case: CE07021428

Request for extension

Altaire Village LLC
3115 Northeast 32nd Avenue

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 1/10/08. Mr. McKelligett recited violations, compliance dates and potential fines of \$1,400, which would continue to accrue until the property complied.

Mr. Timothy McEachern, representative, requested 90 additional days to comply, and for fines to stop accruing; he explained they had applied for permits to demolish this and the adjacent property.

Mr. Adam Feldman, Code Enforcement Officer, did not object to an extension.

Mr. McEachern informed Ms. Tell he had phoned to request the extension on 12/14/07, and requestasked that no fines be imposed for the period they had already accrued. Ms. Tell stated no fines would be imposed for that period.

Ms. Tell granted a 91-day extension, imposed no fines as of this date, and stopped fines from accruing.

Case: CE07061768

Request for extension

Altaire Village LLC
3115 Northeast 32nd Avenue

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 1/10/08. Mr. McKelligett recited violations, compliance dates and potential fines of \$700, which would continue to accrue until the property complied.

Ms. Tell granted a 91-day extension, imposed no fines as of this date, and stopped fines from accruing.

Case: CE07061770

Request for extension

Altaire Village LLC
3115 Northeast 32nd Avenue

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 1/10/08. Mr. McKelligett recited violations, compliance dates and potential fines of \$700, which would continue to accrue until the property complied.

Ms. Tell granted a 91-day extension, imposed no fines as of this date, and stopped fines from accruing.

Case: CE07061773

Request for extension

Altaire Village LLC
3115 Northeast 32nd Avenue

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 1/10/08. Mr. McKelligett recited violations, compliance dates and potential fines of \$700, which would continue to accrue until the property complied.

Ms. Tell granted a 91-day extension, imposed no fines as of this date, and stopped fines from accruing.

Case: CE07060428

Hearing to Impose fine

Altaire Village II LLC
3201 Northeast 32 Avenue # 1B

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 11/8/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$6,900 fine which would continue to accrue until the property complied.

Mr. Timothy McEachern, representative, requested a 91-day extension for this property as well.

Mr. Adam Feldman, Code Enforcement Officer, had no objection to an extension.

Ms. Tell granted a 91-day extension and stopped fines running.

Case: CE07050964

Hearing to impose fine

Brent Bowden
1033 Northwest 3rd Avenue

Mr. McKelligett announced that this case was first heard on 7/19/07 to comply by 9/20/07. Time to comply had been extended from 10/18/07 to 12/6/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,700 fine.

Mr. Brent Bowden, owner, explained that his parents had become ill last year and he was caring for them and the man doing the work for him had taken ill as well.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, said this case was brought to her attention by the Police Department. Mr. Bowden estimated the Police had responded to calls at the property 100 times since 1994 when he purchased it. Supervisor Pingitore restated violations at the property, and Mr. Bowden stated most of these were the result of vandalism by a tenant. He explained he had corrected the exterior violations by the deadline. Mr. Bowden requested that the fines be reduced by half.

Supervisor Pingitore presented Ms. Tell with a history of the property and stated Mr. Bowden had been cited several times for this property.

Ms. Tell imposed a \$2,000 fine.

Case: CE06110428

Request for extension

Andrew, Diana, & Teresa Flak
2733 Northeast 32nd Street

Mr. McKelligett announced that this case was first heard on 2/15/07 to comply by 6/7/07. Time to comply had been extended from 6/8/07 to 9/6/07 and from 9/7/07 to 12/6/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated this was now an active construction site, and the City was closing the case and recommending no fines be imposed

Mr. Andrew Flak, owner, said they were putting an addition on the house.

Ms. Tell imposed no fine.

Case: CE06011662

Request for extension

3904 Southwest 13 Partners LLC
3904 Southwest 13th Court

Mr. McKelligett announced that this case was first heard on 3/5/07 to comply by 6/7/07. Time to comply had been extended from 6/8/07 to 6/21/07 and from 6/22/07 to 12/20/07. Mr. McKelligett recited violations, compliance dates and potential fines \$1,350, which would continue to accrue until the property complied.

Mr. Michael Spiegel, owner, explained that the street had been torn up for the City's sewer project. The project was complete in the fall, and his paving contractor had submitted the plans for a permit.

Mr. Leonard Champagne, Code Enforcement Officer, reported that the property was complied as of this morning.

Ms. Tell imposed no fine.

Case: CE06010380

Request for extension

Ella Sobolevsky
525 West Sunrise Boulevard

Mr. McKelligett announced that this case was first heard on 5/4/06 to comply by 7/3/06. Time to comply had been extended from 7/4/06 to 11/16/06, from 11/17/06 to 2/15/07, from 2/16/07 to 5/17/07, from 5/18/07 to 7/19/07 and from 7/20/07 to 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines.

Ms. Hope Calhoun, attorney, explained that only the grill remained, and moving it indoors required architectural plans and building modifications, which the owner could not now afford. She requested 120 days.

Ms. Cheryl Pingitore, Code Enforcement Officer, did not object to the extension.

Ms. Tell granted a 126-day extension.

Case: CE07031035

Hearing to impose fine

Werner Guntert
4831 Bayview Drive

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 and from 11/16/07 to 12/13/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,675 fine.

Ms. Ingrid Gottlieb, Code Enforcement Officer, stated the property was out of compliance once again; there was overgrowth and weeds on the property. She presented photos of the property taken the previous day. Officer Gottlieb asked Ms. Tell to impose the full fine.

Mr. Werner Guntert, owner, presented his own photos, including some of his neighbor's property.

Officer Gottlieb confirmed compliance dates and fines for Ms. Tell.

Mr. Guntert felt Officer Gottlieb was harassing him. Officer Gottlieb explained that Mr. Guntert had made progress, but must confirm with her that the property was complied, instead of relying on his own opinion.

Mr. Guntert presented receipts for work done at the property.

Ms. Tell imposed a \$300 fine, "subject to the understanding that these weeds are going to be taken care of."

Case: CE06051819

Eric Salazar
2509 Northeast 21 Street

Continued from 12/6/07
Request to vacate order of 9/21/06
and re-impose fine

Ms. Tell vacated the order of 9/21/06.

Mr. McKelligett announced that this case was first heard on 8/3/06 to comply by 9/2/06. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$172,000 fine.

Mr. Leonard Ackley, Code Enforcement Officer, said he had researched this case this morning, and found that another inspector had visited the property on 8/13/07 and determined it was a vacant construction site. Therefore, the date of compliance was 8/13/07, and there should be no fine.

Ms. Monica Amador, attorney, confirmed Officer Ackley's testimony, and added that the owner had not received proper notice.

Ms. Tell imposed no fine.

Case: CE07031506

Request for extension

Inales & Violette Osias
1731 Fairfax Drive

Mr. McKelligett announced that there was an interpreter for the respondent in this case.

Mr. McKelligett stated this case was first heard on 12/6/07 to comply by 1/10/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$150 fine which would continue to accrue until the property complied.

Mr. Len Champagne, Code Enforcement Officer, presented photos of the remaining violation: the broken windows, taken on January 11, 2008.

Speaking through an interpreter, Mr. Inales Osias, owner, stated he had fixed the windows on January 15. Ms. Tell explained that the inspector must confirm compliance.

Ms. Tell confirmed that Mr. Osias had requested the extension prior to the compliance deadline, and no fine would be imposed up to the present. Officer Champagne agreed to reinspect the property as soon as possible.

Ms. Tell granted a 14-day extension and stopped the fine accrual.

Case: CE05121218

Hearing to impose fine

Synergy Property Services Inc
705 Northwest 2nd Street

Mr. McKelligett announced that this case was first heard on 6/1/06 to comply by 7/31/06. Time to comply 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, from 9/21/07 to 11/1/07, and from 11/2/07 to 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of an \$82,600 fine which would continue to accrue until the property complied.

Mr. John Gossman, Code Enforcement Supervisor, informed Ms. Tell that the property had been referred to Code Enforcement by the Police Department in December 2005 and there had been a minimum of 28 inspections at the property. There was a current Unsafe Structures Board case against the property as well. Supervisor Gossman restated the extension dates for Ms. Tell.

Ms. Erika Hernandez, owner, explained that the original damage was caused by Hurricane Wilma. She stated the roofing permits had been issued twice but revoked, and they been unable to start work yet. Because of this, interior damage had worsened, and the Unsafe Structures Board had ordered that the interior of the building must be gutted and new plans submitted. Ms. Hernandez requested a 90-day extension to obtain permits and begin the work.

Ms. Tell granted a 35-day extension and ordered the respondent to reappear at that hearing.

Case: CE07010199

Hearing to impose fine

Frank Plati & Marcelene Gaidry
5421 Northeast 21st Terrace

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 11/29/07 and 12/13/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,900 fine which would continue to accrue until the property complied.

Mr. Christian Gaidry, the owner's grandson, explained that his grandfather, the owner, was no longer capable of maintaining the property and his mother was now responsible. He said the property was damaged in Hurricane Wilma, and Citizens had only recently paid the claim for the roof. His mother had obtained a loan to begin repairs last year.

Mr. Gaidry said the delay last fall was caused by the contractor's bad job performance, and a dispute with him regarding this. Mr. Gaidry presented a copy of the roof contract change order into evidence and requested a 45-day extension of time to comply, and a stop to the accrual of the fines.

Ms. Ingrid Gottlieb, Code Enforcement Officer, was concerned at the lack of communication with any responsible party regarding this case. Mr. Gaidry agreed to keep in contact with Officer Gottlieb.

Ms. Tell granted a 49-day extension.

Case: CE07120196

William & Loretta Smith
1206 Northwest 17th Avenue

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

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

18-27(a)

THE LAWN ON THIS PROPERTY IS OVERGROWN.

9-280(b)

THERE ARE BROKEN WINDOWS ON THE PROPERTY.

9-313(a)

THE HOUSE NUMBERS ON THE PROPERTY ARE NOT VISIBLE
FROM THE ROADWAY.

Officer Torres described efforts made to contact the owner, presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine of \$25 per day, per violation.

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

Case: CE06080285

Leroy Tunnage

2511 Northwest 27th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/8/08.

Mr. McKelligett informed Ms. Tell that this case was being rescheduled to 7/17/08 because Lt. Col. Tunnage was currently serving in Iraq.

Case: CE07100048

Carlos Millan

3512 Riverland Road

Mr. McKelligett announced that service was via posting on the property on 12/11/07 and at City Hall on 1/3/08.

Mr. McKelligett informed Ms. Tell the City was rescheduling this case to 3/6/08.

Ms. Tell continued the case to 3/6/08.

Case: CE07091227

Lenore Redinger

5811 Northeast 19th Avenue

Continued from 12/6/07

Mr. McKelligett announced that this case would be continued to a future hearing date.

Case: CE07101616

David Weinshank
1472 Northeast 53rd Court

Mr. McKelligett announced that service was via posting on the property on 12/19/07 and at City Hall on 1/3/08.

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

THERE IS OVERGROWTH ON THE PROPERTY AND SWALE.

47-21.8.A.

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

Complied:

9-280(h)

THE POOL IS NOT BEING MAINTAINED. THE WATER IS
NOT CIRCULATING AND IS GREEN AND DIRTY.

Officer Gottlieb had discovered that there had been previous cases against the property for the same infractions, so this case was now for repeat violations. She presented photos of the property and the case file and recommended ordering compliance with 18-27(a) and 47-21.8.A. within 28 days or a fine of \$250 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) and 47-21.8.A. within 28 days or a fine of \$250 per day, per violation.

Case: CE07100897

Kimberly & Robert Acocella
217 Southwest 21st Street

Mr. McKelligett announced that service was via posting on the property on 12/10/07 and at City Hall on 1/3/08.

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

THE PROPERTY IS OVERGROWN AND HAS TRASH AND
DEBRIS.

Complied:

24-27(b)

THE GARBAGE RECEPTACLES ARE BEING STORED IN THE
FRONT OF THE PROPERTY.

9-280(b)

SOME OF THE WINDOW AWNINGS ON THIS PROPERTY ARE
DAMAGED AND IN DISREPAIR.

9-281(b)

THERE ARE INOPERABLE VEHICLES ON THIS PROPERTY
INCLUDING A GREEN CADILLAC AND A BLACK TWO (2)
DOOR SPORTS CAR.

9-304(b)

THERE ARE VEHICLES PARKED ON THE LAWN/GRASS AREAS.

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

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

Case: CE07111178

Stipulated Agreement

Eastside Toy Storage I LLC
200 Southwest 14th Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/3/08 and certified mail sent to the registered agent was accepted [no date].

Violations:

18-27(a)

THERE IS TRASH AND DEBRIS STREWN THROUGHOUT THIS
PROPERTY.

24-27(f)

THE DUMPSTER LIDS ARE STANDING OPEN.

47-19.9

THERE IS OUTDOOR STORAGE, PER SECTION 47-35,
THROUGHOUT THIS PROPERTY, INCLUDING, BUT NOT
LIMITED TO INDOOR TYPE FURNITURE AND LUMBER.

Mr. McKelligett announced that the officer had a stipulated agreement with the owner to comply within 14 days or a fine of \$50 per day, per violation.

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

Case: CE07091428

Stipulated Agreement

Itheland Moise
1100 Southwest 29th Street

Mr. McKelligett announced that service was via posting on the property on 12/13/07 and at City Hall on 1/3/08.

Violations:

18-27(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THE PROPERTY TO INCLUDE, BUT NOT LIMITED TO SHOPPING CART, PLYWOOD, MOUND OF DIRT/GRAVEL THAT ARE VISIBLE FROM THE STREET.

47-21.8.A.

THERE ARE LARGE AREAS OF MISSING GROUND COVER ON THE PROPERTY.

9-304(b)

THERE ARE VEHICLES PARKING ON THE GRASS OF THE PROPERTY. THE GRAVEL DRIVEWAY IS IN DISREPAIR, IN THAT IT IS NOT WELL-GRADED OR MAINTAINED.

Mr. McKelligett announced that the officer had a stipulated agreement with the owner to comply 18-27(a) and 47-21.8.A. within 14 days or a fine of \$25 per day, per violation, and with 9-304(b) within 56 days or a fine of \$25 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 18-27(a) and 47-21.8.A. within 14 days or a fine of \$25 per day, per violation, and with 9-304(b) within 56 days or a fine of \$25 per day.

Case: CE07100765

Stipulated agreement

Lisa Totino & Theresa McCann
1611 South Ocean Drive

Violations:

18-27(a)

THERE IS OVERGROWTH ON THE PROPERTY TO INCLUDE, BUT NOT LIMITED TO THE GRASS AND FOLIAGE.

9-280(h)(2)

THE POOL AT THIS LOCATION IF FILLED WITH GREEN, STAGNANT AND UNCIRCULATING WATER. IN ITS PRESENT CONDITION THE POOL IS OBJECTIONABLE, UNSIGHTLY AND UNSANITARY. THE POOL MAY FURNISH A BREEDING PLACE FOR MOSQUITOES AND COULD ENDANGER THE HEALTH, SAFETY AND WELFARE OF THE SURROUNDING PROPERTIES.

Mr. McKelligett announced that the officer had a stipulated agreement with the owner to comply 18-27(a) within 14 days or a fine of \$25 per day, and 9-280(h)(2) within 14 days or a fine of \$50 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 18-27(a) within 14 days or a fine of \$25 per day, and 9-280(h)(2) within 14 days or a fine of \$50 per day.

Case: CE07101418

Mark Hirsch
1610 Southwest 20th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/28/07.

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

THE FRONT DOOR OF THE PROPERTY IS STAINED AND MILDEWED. THE SCREEN DOOR IS IN DISREPAIR, IN THAT THE SCREENING IS MISSING.

9-280(h)(1)

THE CHAIN-LINK FENCE IS IN DISREPAIR IN THAT THE HORIZONTAL AND VERTICAL SUPPORT POSTS ARE LEANING AND NOT PROPERLY ATTACHED TO THE CHAIN LINK.

9-306

THE STORM SHUTTERS ARE STAINED/MILDEWED AND IN DISREPAIR, IN THAT SOME OF THE SHUTTERS ARE LOOSE AND NOT PROPERLY ATTACHED TO THE BUILDING.

9-308(b)

THERE IS DEBRIS ON THE ROOF AND TREE LIMBS THAT ARE OVERHANGING AND MAKING CONTACT WITH THE ROOF.

Officer Feldman described attempts made to contact the owner, presented photos of the property and the case file and recommended ordering compliance within 21 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day, per violation.

Case: CE07110150

Gloria Marin
6815 Northwest 29th Avenue

Mr. McKelligett announced that certified mail sent to the registered agent was accepted on 12/21/07; service was also via posting on the property on 12/26/07 and at City Hall on 1/3/08.

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

THERE IS GRASS, PLANT OVERGROWTH PRESENT ON THIS PROPERTY AND THE PROPERTY IS LITTERED WITH TRASH, RUBBISH AND DEBRIS.

47-19.9

THERE IS OUTDOOR STORAGE PRESENT ON THIS PROPERTY THAT INCLUDES, BUT IS NOT LIMITED TO WOOD AND STEEL MATERIALS.

9-280(h)(1)

THE WOOD FENCE AT THIS LOCATION HAS BROKEN AND MISSING SLATS. THE FENCE HAS NOT BEEN MAINTAINED AND IS IN GENERAL DISREPAIR.

9-306

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

9-313(a)

THE BUILDING AT THIS LOCATION IS MISSING THE REQUIRED NUMERICAL ADDRESS PER CODE ORDINANCE. THE NUMERICAL ADDRESS IS NOT VISIBLE FROM THE STREET.

Complied:

24-27(b)

Officer Viscusi described attempts made to contact the owner, presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 47-19.9, 9-280(h)(1), 9-306 and 9-313(a) within 4 weeks or a fine of \$25 per day, per violation. He explained that the property was now in foreclosure, and the registered management company had been provided information regarding the case.

Ms. Tell asked Mr. McKelligett if there was any advantage to reducing the compliance deadline. Mr. McKelligett stated it was possible the property could revert back to the owner in 28 days and there would be no advantage to shortening the compliance date.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a), 47-19.9, 9-280(h)(1), 9-306 and 9-313(a) within 4 weeks or a fine of \$25 per day, per violation.

Case: CE07110922

Deutsche Bank National Trust Company Trust /
Impact Secured Assets Corp.
3308 Northeast 39th Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/2/08.

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

THERE IS YARD WASTE AND DEBRIS ACCUMULATING IN THE FRONT YARD OF THE PROPERTY.

9-304(b)

THE DRIVEWAY ON THE PROPERTY IS NOT BEING KEPT

CLEAN AND DUST FREE.

Complied:

47-22.6 E.1.

THERE IS A REAL ESTATE SIGN INSTALLED ON A PALM
TREE IN THE FRONT YARD OF THE PROPERTY.

Officer Sotolongo stated the property was now in foreclosure. He described efforts to notify the owner and 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 \$25 per day, per violation.

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 \$25 per day, per violation.

Case: CE07061925

Michele Keaton

532 Northwest 15 Terrace

Mr. McKelligett announced that service was via posting on the property on 12/18/07 and at City Hall on 1/3/08.

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

9-304(b)

THERE IS A SILVER VEHICLE OF AN UNKNOWN BRAND
PARKED ON THE GRASS IN THE REAR YARD. THE VEHICLE
IS NOT PARKED ON A HARD, DUSTLESS SURFACE.

9-306

THE EXTERIOR OF THE BUILDING IS NOT MAINTAINED IN
AN ATTRACTIVE MANNER. THE EXTERIOR WALLS HAVE
STAINED AND PEELING PAINT. THE FASCIA, SOFFITS
AND THE FRONT PORCH ARE WATER DAMAGED AND ROTTED
AS A RESULT OF A LEAKY ROOF.

9-308(a)

THE ROOF IS NOT SAFE, SECURE AND WATERTIGHT. THE
ROOF DECKING IS ROTTED AND WATER DAMAGED. THERE
ARE HOLES IN THE ROOF DECKING CAUSING DAMAGE TO
THE SOFFITS, FASCIA AND THE FRONT PORCH CEILING.

Complied:

9-279(f)

THE HOUSE IS OCCUPIED WITHOUT BEING CONNECTED TO
THE CITY WATER SYSTEM.

Officer Snow presented photos of the property and the case file and recommended ordering compliance with 9-304(b) within 14 days or a fine of \$25 per day, and with 9-306 and 9-308(a) within 84 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 9-304(b) within 14 days or a fine of \$25 per day, and with 9-306 and 9-308(a) within 84 days or a fine of \$25 per day, per violation.

Case: CE07080712

Innovative Funding Inc
520 Northwest 21st Terrace

Mr. McKelligett announced that service was via posting on the property on 12/10/07 and at City Hall on 1/3/08.

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

THERE IS AN INOPERABLE WHITE FORD MUSTANG BEING
STORED ON THE PROPERTY. THE MUSTANG DOES NOT HAVE
VALID TAG AND THE LEFT FRONT WHEEL HAS BEEN
REMOVED.

Officer Snow presented photos of the property and the case file and recommended ordering compliance 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 10 days or a fine of \$100 per day with the right to tow the white Ford Mustang.

Case: CE07111299

Loretta & William Smith
409 Northwest 15th Way

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

Mr. William Snow, Code Enforcement Officer, testified to the following violation:
9-328(a)

THERE ARE BROKEN, MISSING WINDOWS, DOORS OR OTHER
OPENINGS THAT ALLOW UNAUTHORIZED ENTRY INTO THE
HOUSE.

Officer Snow presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine of \$100 per day with the right to board the building at the owner's expense.

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

Case: CE07061177

Stipulated agreement

Alex, Elizabeth & Aimee Exposito
1301 Southwest 33rd Terrace

Violation:

9-308(a)

THE ROOF IS NOT SECURE AND WATERTIGHT.

Complied:

9-313(a)

THE HOUSE NUMBERS ARE NOT DISPLAYED OR VISIBLE.

Mr. McKelligett announced that the officer had a stipulated agreement with the owner to comply 9-308(a) within 98 days or a fine of \$25 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 9-308(a) within 98 days or a fine of \$25 per day.

Case: CE07061199

Stipulated agreement

Jose Montiel
3665 Southwest 17th Street

Violation:

9-308(a)

THE ROOF IS NOT SECURE AND WATERTIGHT.

Complied:

18-27(a)

47-19.9

9-306

Mr. McKelligett announced that the officer had a stipulated agreement with the owner to comply 9-308(a) within 49 days or a fine of \$25 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 9-308(a) within 49 days or a fine of \$25 per day.

Case: CE07101789

Stipulated agreement

Carol Savage
1751 Southwest 38th Avenue

Violation:

9-280(b)

THERE ARE BROKEN AND MISSING GLASS JALOUSIE
PANELS.

Complied:

9-305(a)

THERE ARE PLANTS, GRASS AND WEEDS ENCROACHING ON THE RIGHT-OF-WAY, SIDEWALK AND STREET, HINDERING PEDESTRIAN MOVEMENT AND SAFETY.

9-306

THERE IS EXTERIOR PARTS OF THE STRUCTURE NOT BEING MAINTAINED INCLUDING, BUT NOT LIMITED TO FASCIA AND EXTERIOR WALL SURROUNDING WALL AIR-CONDITIONER.

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

Ms. Tell 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: CE07082026

Stipulated agreement

Karia Group LLC
3401 Davie Boulevard

Violation:

9-329(b)

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

Complied:

18-27(a)

Mr. McKelligett announced that the officer had a stipulated agreement with the owner to comply 9-329(b) within 77 days or a fine of \$25 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 9-329(b) within 77 days or a fine of \$25 per day.

Case: CE07100101

Sherwood Federal Highway LLC
2975 North Federal Highway

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/3/08 and certified mail sent to the registered agent was accepted on 12/31/07.

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

18-27(a)

THIS VACANT LOT REPEATEDLY HAS AN EXTREME ACCUMULATION OF OVERGROWN GRASS, WEEDS, OTHER PLANT LIFE, RUBBISH, TRASH, DEBRIS AND LITTER.

Complied:
9-280(h)(1)

Officer Davis said she had spoken with the owner's representative, who showed her photos demonstrating the property's compliance, and requested 14 days to reinspect the property to confirm this.

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: CE07110809

Novastar Mortgage Inc
1119 Northeast 15th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/2/08 and certified mail sent to the registered agent was accepted [no date].

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

THERE IS AN ACCUMULATION OF OVERGROWTH ON THE PROPERTY. THERE IS RUBBISH, TRASH AND DEBRIS ON THE PROPERTY INCLUDING DISCARDED FURNITURE.

9-280(b)

THE SOFFIT OVER THE FRONT DOOR HAS ROTTING AND MISSING WOOD PLANKS.

9-280(h)(1)

THE WOOD FENCE HAS BROKEN PLANKS./

9-281(b)

THERE IS A RED, TWO (2) DOOR CADILLAC PARKED ON THE GRASS.

9-308(a)

THE ROOF IS NOT IN A SAFE, SECURE MANNER AS IT IS CAVING IN.

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

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

Case: CE07111262

HSBC Bank USA
1230 Northeast 11th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/5/08 and certified mail sent to the registered agent was accepted on 1/3/08.

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

THIS IS A REPEAT VIOLATION FOR OVERGROWTH,
RUBBISH, TRASH AND DEBRIS ON THIS PROPERTY. A
PREVIOUS ORDER WAS ISSUED BY JUDGE HULL ON OCTOBER
4, 2007 ON CASE #CE07080396.

Officer Davis explained there was an extreme amount of overgrowth at the rear of the property and this was a repeat violation. She presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine of \$150 per day.

Ms. Tell found in favor of the City and ordered compliance within 14 days or a fine of \$150 per day.

Case: CE07111112

Alix Nau
1917 Northeast 16th Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/27/07.

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

THERE IS AN ACCUMULATION OF OVERGROWN GRASS, WEEDS
AND OTHER VEGETATION ON THE PROPERTY AND ALONG THE
SWALE AREA, INCLUDING THE GRAVEL PARKING AREAS.

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

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

[Court was in recess from 1:02 p.m. to 1:28 p.m.]

Case: CE07100969

Elaine & Shepard Klairmont
914 Northeast 20th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/20/07.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violation:
9-280(f)

THERE IS A WATER PIPE LEAKING BEHIND THIS
PROPERTY.

Complied:
18-27(a)

THERE ARE WEEDS GROWING ON THE SIDES OF THE
BUILDING.

Officer Thime said she had spoken with the owner, who requested 10 days to comply. She presented photos of the property and the case file and recommended ordering compliance with 9-280(f) within 14 days or a fine of \$50 per day.

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

Case: CE07101155

Villa Di Napoli LLC
801 Northeast 19th Avenue

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

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

THERE IS RUBBISH, TRASH AND DEBRIS ACCUMULATED ON
THIS PROPERTY.

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

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

Case: CE07110786

Jeff Paperman
606 Northeast 8th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/27/07.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violation:
9-328

THE BUILDINGS AT THIS PROPERTY ARE NOT SECURED.
SOME DOORS AND WINDOWS ARE OPEN.

Officer Thime presented photos of the property and the case file and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to board the buildings.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to board the buildings.

Case: CE07100416

John Field and Patricia Coleman
1355 West Sunrise Boulevard

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

Mr. Andre Cross, Code Enforcement Officer, testified to the following violations:
47-21.8

THERE ARE AREAS OF DEAD AND MISSING GROUND COVER
ON THIS PROPERTY IN THE REAR SWALE AREA.

9-306

THE BUFFER WALL IN THE REAR OF THIS PROPERTY NEEDS
PAINTING, FREE FROM DIRTY AND STAINED PAINT.

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

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

Case: CE07101538

Learie Hernandez
1123 Northwest 15th Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/26/07.

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

THERE IS A PILE OF FURNITURE AND TRASH STORED ON
THIS PROPERTY.

Officer Cross 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: CE07040432

Hearing to impose fine

Esa & David Natour
2162 Northwest 6th Street

Mr. McKelligett announced that this case was first heard on 6/21/07 to comply by 9/13/07. Time to comply had been extended from 10/18/07 to 12/6/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$7,000 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$7,000 fine.

Case: CE07071623

Hearing to impose fine

Thiago Evangelista
604 Northeast 10th Avenue

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 11/29/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,200 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$1,200 fine.

Case: CE07080902

Hearing to impose fine

Pratibha Pujara
1403 Southwest 15th Avenue

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 11/29/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,400 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$2,400 fine.

Case: CE06111637

Ordered to reappear from 10/4/07

Edward Carlisle Trust
1901 South Federal Highway

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 3/1/07 to comply by 3/15 and 6/7/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting no fine be imposed [reduced from \$1,000].

Ms. Tell imposed no fine.

Case: CE06102845

Hearing to impose fine

New Daniel Investments LLC
3001 North Ocean Boulevard

Mr. McKelligett announced that this case was first heard on 4/5/07 to comply by 5/3/07. Time to comply had been extended from 6/21/07 to 8/23/07, from 10/4/07 to 12/6/07 and from 12/7/07 to 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,225 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$2,225 fine.

Case: CE07021704

Continued from 11/1/07

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 to comply had been extended from 9/6/07 to 11/1/07 and from 11/2/07 to 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was recommending no fine be imposed [reduced from \$5,500].

Ms. Tell imposed no fine.

Case: CE07041677

Hearing to impose fine

Sayed Ebrahim Beladi & Safieth Javid
2020 East Oakland Park Boulevard

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 10/25/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$175 fine, which had already been paid.

Ms. Tell imposed the \$175 fine.

Case: CE07041745

Hearing to impose fine

Mark Morin
1123 Northeast 15th Avenue

Mr. McKelligett announced that this case was first heard on 10/18/07 to comply by 11/15/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$10,900 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$10,900 fine.

Case: CE07060840

Hearing to impose fine.

Francisco Burbano
1609 Northeast 18th Avenue

Mr. McKelligett announced that this case was first heard on 10/18/07 to comply by 11/15/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$3,100 fine which would continue to accrue until the property complied.

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

Case: CE06091626

Ordered to reappear from 12/6/07
Hearing to impose fine

Kelly Taylor
3111 Southwest 20th Street

Mr. McKelligett announced that this case was first heard on 4/19/07 to comply by 5/31/07. Time to comply had been extended from 6/1/07 to 6/21/07, from 6/22/07 to 11/1/07 and from 12/6/07 to 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,700 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$1,700 fine.

Case: CE07080670

Hearing to impose fine

2600 Northwest 20th Court Trust
2600 Northwest 20th Court

Mr. McKelligett announced that this case was first heard on 11/1/07 to comply by 11/15/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,100 fine, plus \$195 board up costs and administrative charges of \$117 [reduced from \$312] for a total of \$2,412.

Ms. Tell imposed the \$2,412 fine.

Case: CE07091538

Hearing to impose fine

Delta Asset Management
2630 Northwest 21 Street

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 11/29/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$200 fine [reduced from \$700].

Ms. Tell imposed the \$200 fine

Case: CE07030909

Hearing to impose fine

Christiana Bank & Trust Company Trustee /
Security Funding Trust
2050 Northwest 29th 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 and stated the City was requesting imposition of a \$5,525 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$5,525 fine.

Case: CE07060330

Hearing to impose fine

Crevan Reid
1304 Northwest 12th Street

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 11/25/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$200 fine.

Ms. Tell imposed the \$200 fine.

Case: CE07041641

Hearing to impose fine

Christopher & Melissa Christ
646 Northwest 14th Terrace

Mr. McKelligett announced that this case was first heard on 11/1/07 to comply by 12/6/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,025 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$1,025 fine.

Case: CE07081652

Hearing to impose fine

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

Mr. McKelligett announced that this case was first heard on 11/1/07 to comply by 12/6/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,175 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$1,175 fine.

Case: CE07081425

Hearing to impose fine

Anthony Sueiro
314 Northwest 13th Street

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 11/25/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,300 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$1,300 fine.

Case: CE07082085

Hearing to impose fine

Richard Seaman
827 Northeast 14th Court

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 11/25/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,600 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$2,600 fine.

Case: CE07071794

Hearing to impose fine

Derinoel Moncher
1637 Northeast 3rd Avenue

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 11/25/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,600 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$2,600 fine.

Case: CE07090835

Hearing to impose fine

Omni Construction International Inc
1015 Northwest 7th Terrace

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 11/25/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,250 fine.

Ms. Tell imposed the \$2,250 fine.

Case: CE07091138

Hearing to impose fine

Alix Nau
711 Northeast 16th Court

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 11/25/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$975 fine.

Ms. Tell imposed the \$975 fine.

Case: CE07041601

Ordered to reappear from 11/15/07

Richard Krigel
409 Southwest 11th Street

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 10/18/07. Time to comply had been extended from 11/15/07 to 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the potential fines stood at \$2,000. Mr. McKelligett informed Ms. Tell the City was rescheduling the case to a future date due to some outstanding issues.

Case: CE06092002

Ordered to reappear from 10/4/07
Request for continuance to 3/6/08

Susan Pedersen
2001 Southeast 25th Avenue

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines.

Ms. Tell noted a letter for the owner's representative requesting a 30-day extension or continuance. Mr. McKelligett said the City had agreed to this, and requested the fines stop accruing from this date forward.

Ms. Tell granted a 49-day extension to 3/6/08 and stopped the fine accrual.

Case: CE07010247

Ordered to reappear from 10/4/07

Pavlos Nickolaidis & Louis Condos
1730 East Sunrise Boulevard

Mr. McKelligett announced that this case was first heard on 6/7/07 to comply by 9/5/07. Time to comply had been extended from 10/4/07 to 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,400 fine.

Ms. Tell imposed the \$1,400 fine.

Case: CE05111753

Steven Kaplan
2818 Northeast 29th Street

Ordered to reappear from 11/15/07

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 7/6/07 to 8/2/07, from 8/3/07 to 11/11/07 and from 11/15/07 to 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was recommending no fine be imposed.

Ms. Tell imposed no 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:

CE07100994	CE07111260	CE07081307	CE07101893
CE07101204	CE07081127	CE07110843	CE07110929
CE07111133	CE07070587	CE07111008	CE07120057
CE07090264	CE07100061	CE07101397	CE07110831
CE07111113	CE07040642	CE07041208	CE07041209
CE07120113	CE07071515	CE07080556	CE07081994
CE07091343	CE07091346	CE07100704	CE07101302
CE07110118	CE07110390	CE07111249	CE07062033
CE07100367	CE07090694	CE07110595	CE07110653
CE07100032	CE07120773	CE07120814	CE07100926
CE07101169	CE07101831	CE07101889	CE07110038
CE07110260	CE07120347	CE07120636	CE07091385
CE07091386	CE07091394	CE07091395	CE07091396
CE07091402	CE07100410	CE07100411	CE07100412
CE07110340	CE07090755	CE07090962	CE07100003

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:

CE07100544	CE07111259	CE07110995	CE07110817
CE07110015	CE07110014	CE07100502	CE07032076
CE07110293	CE07110723	CE07110051	CE07082007
CE07101243	CE07101171	CE07101218	CE07110589

Cases Withdrawn

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

CE07090709


CE07081024

There being no further business, the hearing was adjourned at 2:03 p.m.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate

Minutes prepared by: Jamie Opperee, Prototype Services