

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
MEAH ROTHMAN TELL PRESIDING  
MARCH 6, 2008  
9:00 A.M. –1:47 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  
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  
Todd Hull, Code Enforcement Officer  
Karl Lauridsen, Landscape Officer  
Wilson Quintero, Code Enforcement Officer  
Mary Rich, Code Compliance Officer  
William 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

Also Present:

CE07081906: David Gilman, owner  
CE07111178: James Brown, II, property manager; Mary Welsh, property manager  
CE07100897: Robert Acocella, owner  
CE07120154: Mary Beth Nielsen, owner  
CE08020213: Mark Scarincio, owner  
CE07090594: Jorge Berlingeri, tenant  
CE07100566: Edward Ethridge, owner's nephew  
CE07100423: Hector Flores, owner  
CR07110287: Michael Dupont, owner's husband  
CE07070238: Alan Jones, owner  
CE07120862: Elie Laroche, owner's son  
CE07121088: Raquel Soto, owner

CE07031787: Nicholas Piccirillo, owner's son  
CE07031377: Rose Bowman, owner; Humberto DeLaTorre, contractor  
CE07070448: Detlef Mandke, owner  
CE07010247: Charles Dale, attorney  
CE07100951: Stephen Durham, owner's son  
CE06092002: Charles Dale, attorney; Susan Pedersen, owner  
CE07080778: Arthur Greene, owner  
CE07061044: Adam Zucker, tenant  
CE07101313: Samuel Hodorov, owner  
CE07070749: Sheldon Martin, owner  
CE07090497: Linda Polizzi, owner  
CE05121606: James Grzesczak, tenant  
CE07071391: Larry Sazant, attorney

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: CE07120154**

Mary Beth Nielsen  
308 Southwest 11 ST

Mr. McKelligett announced that service was via posting on the property on 2/12/08 and at City Hall on 2/21/08.

Mr. Leonard Ackley, Code Enforcement Officer, testified to the following violation:  
18-1

THE POOL HAS STAGNANT WATER CREATING A BREEDING ENVIRONMENT FOR MOSQUITOES AND OTHER INSECTS.

9-308(a)

THE ROOF IS IN DISREPAIR AND HAS A BLUE TARP COVERING IT.

Complied:

18-27(a)  
47-19.9

Officer Ackley presented photos of the property and the case file and recommended ordering compliance with 18-1 within 10 days or a fine of \$100 per day and with 9-308(a) within 63 days or a fine of \$25 per day.

Ms. Mary Beth Nielsen, owner, said she was putting a new roof on, and requested time to find a contractor. She was also in the process of repairing the pool equipment.

Ms. Tell advised Ms. Nielsen to request an extension if she could not comply by the deadline, but Officer Ackley stated there would be no extensions permitted for the pool.

Ms. Tell found in favor of the City and ordered compliance with 18-1 within 10 days or a fine of \$100 per day and with 9-308(a) within 63 days or a fine of \$25 per day.

**Case: CE07101313**

Rescheduled from 2/7/08

Ark Development/Oakland Park LLC  
3200 East Oakland Park Boulevard

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violation:  
47-19.1.C.

THE PRINCIPAL STRUCTURE IS NO LONGER IN USE. THE  
VACANT LOT IS BEING USED FOR TEMPORARY PARKING OF  
VEHICLES.

Complied:  
18-27(a)

Officer Sotolongo stated this case was begun as the result of a complaint in November 2007. He presented photos of the property and the case file into evidence. Officer Sotolongo said he had spoken with the respondent, and advised him to apply for a temporary parking lot permit. He recommended ordering compliance with 47-19.1.C. within 91 days or a fine of \$50 per day.

Mr. Samuel Hodorov, owner, agreed to comply by Officer Sotolongo's deadline.

Ms. Tell found in favor of the City and ordered compliance with 47-19.1.C. within 91 days or a fine of \$50 per day.

**Case: CE08020213**

Sipan Investments Inc  
444 East Sunrise Boulevard

Mr. McKelligett announced that certified mail sent to the owner was accepted on 2/13/08 and certified mail sent to the registered agent was accepted on 2/13/08.

Mr. Karl Lauridsen, Landscape Officer, testified to the following violation:  
47-21.8 A.

CODE REQUIRED LANDSCAPE MATERIALS MISSING FROM  
SITE.

Officer Lauridsen informed Ms. Tell that a landscape plan had been permitted in 1997. He advised the owner should locate the plan so the City could verify what should be

reinstalled. If the owner could not locate that plan, he must present a new plan for a new permit and then perform the work.

Mr. Mark Scarincio, owner, said he would ask the previous owner for the landscape plan. Officer Lauridsen advised Mr. Scarincio to research the City's microfiche for the plan as well.

Officer Lauridsen recommended ordering compliance within 91 days or a fine of \$25 per day. Mr. Scarincio requested additional time.

Ms. Tell found in favor of the City and ordered compliance within 105 days or a fine of \$25 per day.

Ms. Tell advised Mr. Scarincio to send a written request for an extension if he could not comply by the ordered date, and to stay in touch with the inspector.

**Case: CE07121088**

Raquel Soto  
1373 Southwest 25 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 2/19/08.

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

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

9-306

THERE ARE AREAS OF STAINED PAINT ON THE PROPERTY.

Complied  
18-27(a)  
24-27(b)  
47-19.9  
9-278(g)  
9-304(b)

Officer Cross had spoken with the owners, who informed him the property had been damaged in the 2005 hurricane and they were experiencing insurance problems.

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 9-281(b) within 14 days or a fine of \$25 per day and with 9-306 within 63 days or a fine of \$25 per day.

Ms. Raquel Soto, owner, said there were still major repairs to be made inside the house and the insurance company was releasing the money in stages. She was investigating obtaining exterior paint from the City.

Ms. Tell found in favor of the City and ordered compliance with 9-281(b) within 14 days or a fine of \$25 per day and with 9-306 within 63 days or a fine of \$25 per day.

**Case: CE07090497**

Linda Polizzi  
4881 Northwest 9 Terrace

Mr. McKelligett announced that service was via posting on the property on 2/12/08 and at City Hall on 2/21/08.

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

THERE ARE EXTERIOR COMPONENTS ON THE HOUSE OF THIS PROPERTY THAT ARE IN DISREPAIR. THERE ARE MISSING, BROKEN ROOF TILES. THE SOFFIT UNDER THE ROOF OVERHANG OVER TOP OF THE FRONT DOOR HAS DAMAGED, MISSING SECTIONS AND EXPOSED ROTTED WOOD AND THERE ARE DAMAGED, MISSING SECTIONS OF FASCIA BOARDS.

9-281(b)

THERE IS A DERELICT, INOPERABLE WHITE CHEVROLET VAN (UNKNOWN LICENSE PLATE NUMBER) COVERED WITH A BLUE TARP PARKED ON THIS PROPERTY WITH FLAT TIRES.

9-306

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

Complied:

18-27(a)

9-304(b)

BCZ 39-275(6)(b)

Officer Viscusi said he had spoken with the owner several times, who had experienced some personal issues recently that prevented her from complying the violations as soon as she would have liked. Officer Viscusi presented photos of the property and the case file into evidence.

Ms. Linda Polizzi, owner, said she was going through a divorce and wanted to repair the property in order to sell it. She needed to find someone to do the work at the property. Ms. Polizzi requested 63 days to perform the roof work, and said she would inflate the van's tires immediately.

Ms. Tell found in favor of the City and ordered compliance with 9-281(b) within 10 days or a fine of \$25 per day and with 9-280(b) and 9-306 within 63 days or a fine of \$25 per day, per violation.

**Case: CE07100423**

Floval Oil Corp  
1075 West Sunrise Boulevard

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

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

18-27(a)

THERE ARE AREAS OF OVERGROWN LAWN ON THIS PROPERTY AND SWALE AREA.

47-19.5.D.5.

THE BUFFER WALL ON THIS PROPERTY IS IN DISREPAIR AND FALLING APART.

47-21.8

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

9-280(h)(1)

THE CHAIN LINK FENCE ON THIS PROPERTY IS IN DISREPAIR.

9-281(b)

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

9-306

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

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 18-27(a) and 9-281(b) within 14 days or a fine of \$50 per day, per violation and with 47-19.5.D.5., 47-21.8, 9-280(h)(1) and 9-306 within 35 days or a fine of \$50 per day, per violation.

Mr. Hector Flores, owner, said he expected to have repairs complete very soon and he understood what must be done.

Ms. Tell found in favor of the City and ordered compliance with 47-19.5.D.5., 47-21.8, 9-280(h)(1) and 9-306 within 35 days or a fine of \$50 per day, per violation; and with 18-27 (a) and 9-281 (b), 14 days each or \$50 per day each thereafter.

**Case: CE07031377**

Bowman Commercial Properties LLC

Ordered to reappear from 2/7/08

1608 Southwest 3 Avenue

Mr. McKelligett announced that this case was first heard on 6/7/07 to comply by 8/3/07. Mr. McKelligett listed extensions to the compliance deadline the Board had granted since the case was first heard. 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.

Mr. Dick Eaton, Code Enforcement Officer, said the case had been going on for almost a year, and Ms. Bowman had experienced problems with unscrupulous contractors. Officer Eaton had spoken with Ms. Bowman's attorney, and had agreed to recommend a 42-day extension to 4/17/08.

Mr. Humberto DeLaTorre, contractor, explained that Ms. Bowman's engineer had provided her plans last summer and claimed they had already been approved by the City. This was not true, and when Mr. DeLaTorre submitted the plans for a permit, much of the required documentation was missing. The engineer had been unreachable for a time, and when the plans were returned to him for comments, he had never made the changes and returned them. Ms. Bowman had hired a new engineer, and Mr. DeLaTorre hoped new plans would be prepared within 10 days. Mr. DeLaTorre would request the plans be expedited through the approval process.

Ms. Rose Bowman, owner, said she had already spent \$100,000 on this problem.

Ms. Tell granted a 42-day extension to 4/17/08. She cautioned Mr. DeLaTorre to file a written request for an extension if he could not comply by the ordered date.

**Case: CE07110287**

Verna Dupont  
1119 Northwest 10 Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 2/8/08.

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

9-280(h)(1)

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

9-306

THE BUILDING ON THE PROPERTY HAS DIRTY, STAINED  
AREAS ON IT.

Complied:

18-27(a)

Officer Torres described efforts made to notify the owner of the violations, and said the owner had contacted her in March and informed her that the chain link fence was not his and property was in compliance. Officer Torres had reinspected and discovered the

building still needed paint and areas of the fence were still in disrepair. She notified Mr. Dupont of today's hearing.

Officer Torres presented photos of the property and the case file into evidence.

Mr. Michael Dupont, the owner's husband, pointed out his fence and the neighbor's fence, and insisted the damaged fence belonged to his neighbor. Officer Torres said there were no records indicating the neighbor applied for a fence permit. Mr. Dupont requested 60 days to repair his fence. Mr. Dupont and Ms. Tell examined the photos and discussed the fencing issue, and Ms. Tell advised Mr. Dupont to confer with a supervisor.

Upon returning to the case, Officer Torres reported they had agreed she would recommend ordering compliance with 9-280(h)(1) and 9-306 within 63 days or a fine of \$100 per day, per violation because she was now aware this property had come before the Special Magistrate before. Mr. Dupont said he planned to remove the fence.

Ms. Tell found in favor of the City and ordered compliance with 9-280(h)(1) and 9-306 within 63 days or a fine of \$25 per day, per violation.

**Case: CE07061044**

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

Ordered to reappear from 1/17/08  
Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 11/1/07. Mr. McKelligett listed extensions to the compliance deadline the Board had granted since the case was first heard. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,100 fine which would continue to accrue until the property complied.

Mr. Adam Zucker, tenant, requested a 4-week extension; he had just received the building permit. He explained it had taken months to obtain the permit.

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

Ms. Tell granted a 28-day extension to 4/3/08.

**Case: CE07070749**

Sheldon Martin  
4010 Bayview Drive

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 11/29/07. Time to comply had been extended from 1/17/08 to 1/31/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$5,650 fine.



Mr. Sheldon Martin, owner, had photos on his laptop he wanted to present. Mr. McKelligett warned that laptop photos could not be admitted into evidence, but Ms. Tell agreed to look at them.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said Mr. Martin had been working with her, and she recommended reducing the fine to \$700 for administrative costs.

Ms. Tell imposed a \$700 fine.

**Case: CE07101315**

Sharonda Nealy &  
Anthony Jenkins  
1301 Northwest 11 Court

Mr. McKelligett announced that service was via posting on the property on 2/19/08 and at City Hall on 2/21/08.

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

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

9-306

THERE ARE AREAS OF DIRTY AND STAINED PAINT ON THIS  
HOUSE. THE HOUSE NEEDS PAINTING.

Complied

9-281(b)

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 \$50 per day and with 9-306 within 35 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 and with 9-306 within 35 days or a fine of \$50 per day.

**Case: CE07110116**

Barney Arnold Sr. &  
Barney Arnold Jr.  
511 Northwest 16 Street

Mr. McKelligett announced that service was via posting on the property on 2/19/08 and at City Hall on 2/21/08.

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 INCLUDING, BUT NOT LIMITED TO THE  
CONCRETE FENCE POST THAT IS BROKEN AND IN  
DISREPAIR.

18-27(a)

THERE ARE AREAS OF OVERGROWN LAWN ON THIS PROPERTY  
THAT ARE NOT BEING MAINTAINED.

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 9-280(h)(1) within 35 days or a fine of \$50 per day and 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 9-280(h)(1) within 35 days or a fine of \$50 per day and with 18-27(a) within 14 days or a fine of \$50 per day.

**Case: CE07110332**

Kenneth & Theresa Durant  
1854 Lauderdale Manors Drive

Mr. McKelligett announced that service was via posting on the property on 2/19/08 and at City Hall on 2/21/08.

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

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

9-281(b)

9-306

9-308(a)

Officer Cross 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.

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

**Case: CE07120702**

Oscar Castillo Trustee,  
Zuk Family Trust #540  
540 Southwest 15 Avenue

Mr. McKelligett announced that service was via posting on the property on 2/19/08 and at City Hall on 2/21/08.

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

THERE ARE AREAS OF OVERGROWN LAWN ON THIS PROPERTY, ALSO ALONG THE CHAIN-LINK FENCE, INCLUDING, BUT NOT LIMITED TO TRASH SCATTERED ABOUT PROPERTY.

9-281(b)

THERE IS AN UNLICENSED, INOPERABLE CAMPER STORED ON 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 \$50 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 \$50 per day and with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the camper.

**Case: CE07120132**

Ruby Ferguson  
1800 Southwest 10 Court

Mr. McKelligett announced that service was via posting on the property on 2/19/07 and at City Hall on 2/21/08.

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

18-27(a)

THERE ARE AREAS OF OVERGROWN LAWN ON THIS PROPERTY THAT ARE NOT BEING MAINTAINED.

24-27(b)

TRASH RECEPTACLES ARE LEFT OUT, NOT BEHIND BUILDING LINE.

9-281(b)

THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED ON THIS PROPERTY: TAN FORD CONTOUR.

Complied:

47-19.9

Officer Cross 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 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the tan Ford Contour.

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 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the tan Ford Contour.

The following three cases against the same property were heard together:

**Case: CE07121004**

Serge Dortely  
1491 Northwest 19 Street

Mr. McKelligett announced that service was via posting on the property on 2/19/08 and at City Hall on 2/21/08.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:  
9-279(f)

THIS PROPERTY IS OCCUPIED WITHOUT BEING CONNECTED  
TO CITY WATER.

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

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

**Case: CE07101253**

Serge Dortely  
1491 Northwest 19 Street

Mr. McKelligett announced that service was via posting on the property on 2/19/08 and at City Hall on 2/21/08.

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

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

47-19.9

THERE IS OUTSIDE STORAGE OF CONSTRUCTION AND  
BUILDING MATERIAL STORED ON THIS PROPERTY,  
INCLUDING, BUT NOT LIMITED TO A CEMENT MIXER.

9-280(b)

THERE ARE BROKEN WINDOWS ON THIS PROPERTY.

9-280(h)(1)

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

9-306

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

9-329(b)

BUILDING OPENINGS HAVE BEEN SECURED BY A MEANS

OTHER THAN THE CONVENTIONAL METHOD USED IN THE ORIGINAL CONSTRUCTION AND DESIGN OF THE BUILDING/STRUCTURE WITHOUT A VALID AND CURRENT BOARDING CERTIFICATE.

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 18-27(a) and 47-19.9 within 14 days or a fine of \$100 per day, per violation, and with 9-280(b), 9-280(h)(1), 9-306 and 9-329(b) within 35 days or a fine of \$100 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) and 47-19.9 within 14 days or a fine of \$100 per day, per violation, and with 9-280(b), 9-280(h)(1), 9-306 and 9-329(b) within 35 days or a fine of \$100 per day, per violation.

**Case: CE07121077**

Serge Dortely  
1491 Northwest 19 Street

Mr. McKelligett announced that service was via posting on the property on 2/20/08 and at City Hall on 2/21/08.

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

THERE IS AN UNLICENSED, INOPERABLE GREEN ISUZU  
STORED ON THIS PROPERTY.

Complied  
9-280(g)

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

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 green Isuzu.

**Case: CE08020210**

First National Bank Fort Lauderdale Trust P-654  
1420 East Sunrise Boulevard

Mr. McKelligett announced that certified mail sent to the owner was accepted on 2/14/08.

Mr. Karl Lauridsen, Landscape Officer, testified to the following violation:  
47-21.8.A.

CODE REQUIRED LANDSCAPE MATERIALS MISSING FROM

SITE.

Officer Lauridsen recommended ordering compliance within 91 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day.

**Case: CE07121314**

Mamona Jean Charles  
1413 Northwest 3 Avenue

Mr. McKelligett announced that service was via posting on the property on 2/12/08 and at City Hall on 2/21/08.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, testified to the following violation:  
9-328(a)

THE PROPERTY IS CURRENTLY OPEN AND ABANDONED. THE REAR DOOR IS OPEN AND SEVERAL OTHER DOOR LOCKS/KNOBS HAVE BEEN BROKEN ALLOWING ACCESS TO THE INTERIOR.

Supervisor Pingitore presented photos of the property and the case file and recommended ordering compliance within 10 days or a fine of \$50 with the right to board the property.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day thereafter with the right to board the property.

**Case: CE07091432**

Gloria Marshall  
911 Northeast 15 Street

Mr. McKelligett announced that service was via posting on the property on 2/12/08 and at City Hall on 2/21/08.

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

THERE ARE AREAS OF OVERGROWTH. THERE IS TRASH AND DEBRIS.

24-27(b)

THE GARBAGE CARTS ARE LEFT IN PUBLIC VIEW.

47-20.20.H.

THE PARKING LOT IS NOT BEING MAINTAINED. THERE ARE POTHoles AND THE STRIPING IS FADED.

47-21.13 A.

THERE IS A DEAD PALM TREE ON THE PROPERTY.

9-306

THERE ARE AREAS OF CHIPPED AND MISSING PAINT.

Complied:

9-313(a)

Supervisor Pingitore presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 24-27(b), 47-20.20.H., 47-21.13 A. and 9-306 within 10 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), 24-27(b), 47-20.20.H., 47-21.13 A. and 9-306 within 10 days or a fine of \$25 per day, per violation.

**Case: CE07120637**

Douglas, L.E., B.J., & J. Jr. Lenox Trust  
1612 Northeast 5 Street

Mr. McKelligett announced that service was via posting on the property on 2/21/08 and at City Hall on 2/21/08.

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

18-27(a)

SWALE AND PROPERTY ARE OVERGROWN.

24-27(b)

TRASH BINS ARE CONTINUOUSLY STORED ON FRONT  
PARKING LOT.

Officer Thime described efforts made to contact the owner regarding the violations, and said neighbors had complained and taken action themselves to clean up the property, but the building was infested with raccoons. Officer Thime believed the property was in foreclosure. She 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: CE05121606**

Hearing to impose fine

BIC Corp  
5101 Northwest 9 Avenue

Mr. McKelligett announced that this case was first heard on 7/20/06 to comply by 10/18/06. Mr. McKelligett listed extensions to the compliance deadline the Magistrate had granted since the case was first heard and stated the City was requesting imposition of a \$2,025 fine which would continue to accrue until the property complied.

.

Mr. Sal Viscusi, Code Enforcement Officer, presented photos of the property and the case history to Ms. Tell. He said this problem had persisted for a couple of years and the violations were not the fault of Mr. Grzesczack, the tenant. Officer Viscusi explained that the property was located in an area that had undergone zoning changes. When Mr. Grzesczack applied for permits for the parking area, many other issues had arisen that had never been addressed on the property. Officer Viscusi admitted the City's paperwork regarding the property was, "at best, incomplete." Mr. Grzesczack's permit application had been rejected several times.

Mr. James Grzesczack, tenant, stated Ms. Thompson at the City was now helping him, and she had expedited his plans. Officer Viscusi said the contractor had been informed the permit would be issued the following day. Mr. Grzesczack stated his contractor would begin work immediately on repairing the potholes, but there was still a question regarding the striping the City must advise him about. Mr. Grzesczack copiously commended Ms. Thompson for helping him, stating, "If everybody at the City worked with the attitude that this lady had working, this would be a better place and a better City...I've never met a more kinder person in my whole life." Mr. Grzesczack requested 49 days to complete the work.

Ms. Tell removed all fines that had accrued thus far and granted a 63-day extension.

**Case: CE07090594**

Hearing to impose fine

Crown Liquors Broward Inc  
901 West Sunrise Boulevard

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 \$4,850 fine which would continue to accrue until the property complied.

Mr. Karl Lauridsen, Landscape Officer, said the owner's landscape architect had submitted a plan for approval. Officer Lauridsen did not object to an extension.

Mr. Jorge Berlinger, tenant, said it was just a matter of pulling the permit. He believed the work could be done within 60 days.

Ms. Tell granted a 63-day extension to 5/8/08.

**Case: CE07091349**

Tansy Avant Estate  
628 Northwest 22 Road

Mr. McKelligett announced that service was via posting on the property on 2/14/08 and at City Hall on 2/21/08.



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

THERE IS TRASH AND SOLID WASTE ON THE PROPERTY INCLUDING, BUT NOT LIMITED TO AUTO PARTS, CLOTHING, YARD WASTE, BROKEN GLASS, PAPERS AND OTHER ASSORTED LITTER.

Withdrawn:

47-34.1.A.1.

9-281(b)

9-306

Officer Snow 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: CE07120227**

Florencia Whitehead

1133 Northwest 2 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 2/12/08.

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

THERE IS AN ACCUMULATION OF TRASH, RUBBISH AND SOLID WASTE ON THE PROPERTY, INCLUDING, BUT NOT LIMITED TO HOUSEHOLD GARBAGE, DISCARDED FURNITURE AND AUTO PARTS.

24-29(a)

THERE IS NO, OR INADEQUATE SOLID WASTE COLLECTION AT THE PROPERTY. SOLID WASTE COLLECTION HAS BEEN HALTED BY THE CONTRACTED TRASH COLLECTION SERVICE. THE WHEELED TRASH CARTS ARE OVERFLOWING AND THERE IS AN ACCUMULATION OF HOUSEHOLD GARBAGE, SOLID WASTE AND OTHER UNSANITARY MATERIALS AROUND THE WHEELED TRASH CARTS. AN ACCUMULATION OF LOOSE, UNSECURED, UNSIGHTLY OR UNSANITARY MATERIALS THAT MAY BECOME INHABITED BY VERMIN IS A PUBLIC NUISANCE.

Officer Snow presented the case file and photos of the property and taken before and after the City removed some of the garbage. Officer Snow believed the property was in foreclosure and said the tenants would not speak to him. The trash company stated the

owner owed them \$350 and would longer empty the carts. Officer Snow recommended ordering compliance with 18-27(a) within 14 days or a fine of \$100 per day and with 24-29(a) within 10 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$100 per day and with 24-29(a) within 10 days or a fine of \$100 per day.

**Case: CE07100951**

Paul Durham  
1824 Northwest 25 Terrace

Ordered to reappear from 2/7/08  
Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 12/6/07 to comply by 12/20/07. Time to comply had been extended from 2/7/08 to 3/6/08. 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.

Wilson Quintero, Code Enforcement Officer, reported there was still no water service at the property.

Mr. Stephen Durham, the owner's son, stated someone was living at the property and he understood that water service was required. He said the property was occupied by his sister, her son and boyfriend and some other people, and he wanted them to leave. The house was in probate and Mr. Durham was one of the executors of the estate. He asked Ms. Tell to evict his sister from the house, but she informed him this was not possible. Ms. Tell informed Mr. Durham that the water service must be connected.

Officer Quintero said he had spoken with the sister many times. She was on disability and told him she could not afford to pay the \$700 water bill. Mr. Durham said there were other people living at the home who worked and paid no rent or other bills. Mr. Durham believed his other sister had begun eviction proceedings. Ms. Tell was going to grant an extension to allow Mr. Durham to pay the water bill, but Mr. Durham did not want to pay the bill because if this was done, his sister would never leave.

Ms. Wald reminded Ms. Tell that at the previous hearing, the co-administrators of the estate had appeared, and the City had granted time for the property to go through probate. Ms. Wald warned Ms. Tell that this was an extreme health, safety and welfare issue, and if the Police might need to be called. Ms. Wald recommended fines be imposed. She informed Mr. Durham that the fines for the water changed daily and might not be \$700 right now. She advised Mr. Durham to go to the proper office in the building to find out exactly what the total was for the bill and fees.

Upon returning to the case, Mr. Durham reported the fees and bill now totaled \$569.21, but he would not pay it.

Ms. Tell imposed the \$1,200 fine with fines continuing to accrue until complied.

**Case: CE07070238**

Alfred Holdings Inc  
1200 South Federal Highway

Mr. McKelligett announced that this case was first heard on 11/1/07 to comply by 12/7/07. Mr. McKelligett listed extensions to the compliance deadline the Board had granted since the case was first heard. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$562 fine [reduced from \$1,350].

Mr. Dick Eaton, Code Enforcement Officer, informed Ms. Tell the property was complied as of 3/5/08. He was requesting administrative fees for this case.

Mr. Alan Jones, owner, said he had experienced problems keeping the contractor on track. Officer Eaton noted how long it had taken for the permit application to be submitted. Mr. Jones said this had been the contractor's responsibility.

Ms. Tell imposed a \$562 fine.

**Case: CE07120862**

Hearing to impose fine

Inesse Laroche  
1220 Northwest 6 CT

Mr. McKelligett announced that this case was first heard on 2/7/08 to comply by 2/21/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,500 fine.

Ms. Tchette Torres, Code Enforcement Officer, said compliance was accomplished when the City boarded the property.

Mr. Elie Laroche, the owner's son, said he had contacted A-Quick, the boarding contractor used by the City, who informed him it would cost \$3,000 to board the property, but it had only cost \$600 for the City to do it. Officer Torres said she had tried to work this out with Mr. Laroche before the hearing, but he could not comply in time.

Ms. Tell wanted to impose a \$350 fine, acknowledging that Mr. Laroche must also pay the \$600 boarding costs. Supervisor Pingitore asked that the boarding costs be included in the fine.

Ms. Tell imposed a \$950 fine.

**Case: CE07071391**

Ordered to reappear from 2/7/08

Bay Colony Exxon Inc  
5556 North Federal Highway

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 1/17/08. Time to comply had been extended from 2/7/08 to 3/6/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated fines stood at \$12,000.

Mr. Adam Feldman, Code Enforcement Officer, reported an application for demolition would be submitted immediately.

Mr. Larry Sazant, attorney, explained they wanted to redevelop the property and had applied for variances. As soon as the permit was issued, they would demolish the property. Mr. Sazant requested 42 additional days. Ms. Tell cautioned him to submit a written request for an extension if he could not comply by the ordered date. Officer Feldman stated once the permit was issued, the property would comply.

Ms. Tell granted a 42-day extension to 4/17/08 and ordered the respondent to reappear at that hearing.

**Case: CE06092002**

Continued from 1/17/08

Susan Pedersen  
2001 Southeast 25 Avenue

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 1/17/08. Time to comply had been extended from 1/18/08 to 3/6/08. Mr. McKelligett recited violations, compliance dates and potential fines.

Mr. Mario Sotolongo, Code Enforcement Officer, said he had been working with the owner and her attorney. He presented a copy of the original order dated 10/5/07 into evidence.

Mr. Charles Dale, attorney, said Citizens insurance had offered a settlement of \$53,000 of \$176,000 available coverage, and he had filed an action in Circuit Court requesting appraisal of the damages. The judge had decided that rather than the obtaining appraisal, the owner should submit an estimate of the loss. This had been done, and was in excess of the policy limits. Mr. Dale noted that once permits were applied for, new building code issues would come into play that would add drastically to the costs. Mr. Dale said he had done what was required to comply with the judge's order, and would now determine if Citizens would appoint an appraiser. He pointed out that while this was a lengthy process, his client did not have the means to repair the property without the insurance money. Mr. Dale requested a 90-day extension to present a progress report.

Officer Sotolongo recommended removing the back wall of the carport and the columns to comply.

Ms. Susan Pedersen, owner, agreed to remove the back wall or lower it. Ms. Tell noted how much less expensive it would be if Mr. Dale no longer had to appear for Ms. Pedersen. Ms. Tell examined photos of the property. Ms. Tell advised Mr. Dale and Ms. Pedersen to confer with a supervisor.

Upon returning to the case, Officer Sotolongo said he had reached an agreement with the owner to grant the 91-day extension. In the meantime, they would determine whether it was better to demolish the entire house or just the carport.

Ms. Tell granted a 91-day extension to 6/5/08 and ordered the respondent to reappear at that hearing.

**Case: CE07010247**

Vacate order dated 1/17/08

Pavlos Nickolaidis, Louis Condos,  
1730 East Sunrise Boulevard

Mr. McKelligett announced that this was a request to vacate the order dated 1/17/08.

Ms. Tell vacated the order dated 1/17/08.

**Case: CE07100897**

Hearing to impose fine

Kimberly & Robert Acocella  
217 Southwest 21 Street

Mr. McKelligett announced that this case was first heard on 1/17/08 to comply by 1/31/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$250 fine [reduced from \$600].

Mr. Dick Eaton, Code Enforcement Officer, stated the property was complied as of 2/13/08. He said he had worked with Mr. Acocella regarding the violations, and after posting the property for this hearing, Mrs. Acocella informed him she had known nothing of the violations and her husband had abandoned her. Officer Eaton said he had recommended a fine for administrative fees of \$260, the lowest possible fee.

Mr. Robert Acocella, owner, requested no fine be imposed. He explained this was a halfway house for men; it was going through foreclosure and he was going through a divorce. Mr. Acocella apologized for the violations at the property. He said his wife had decided to continue operating the halfway house against his advice.

Officer Eaton requested the fines be imposed; he said one of the original violations – the Cadillac parked on the lawn – had recurred. Mr. Acocella said the car had been totaled by the owner the previous evening.

Officer Eaton said Mr. Acocella had promised several times to cut the lawn, but had never actually done it.

Ms. Tell imposed a \$125 fine.

**Case: CE07111178**  
Eastside Toy Storage I LLC  
200 Southwest 14 Court

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 1/17/08 to comply by 1/31/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$600 fine.

Mr. Dick Eaton, Code Enforcement Officer, reported the property was complied as of 2/13/08. He recommended imposing the full fine. Officer Eaton stated he had visited the property twice since it complied and it was back out of compliance. He presented photos taken on these two visits into evidence.

Mr. James Brown, property manager, explained that the property was in a bad neighborhood. He said he had cleaned the property up, but this was an ongoing problem.

Ms. Mary Welsh, property manager, explained she put locks on the dumpsters to try to comply. She confirmed that Mr. Brown visited the property every day, but said people dumped trash on the property during the night. She said she promised Officer Eaton she would keep on top of the situation.

Ms. Tell imposed no fine.

**Case: CE07080778**  
New Life Christian Fellowship Inc  
2158 Northwest 6 Court

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 12/6/07 to comply by 1/10/08 and 1/24/08. 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. Arthur Greene, owner, explained that the owner of the land had meant to store the truck temporarily, but it had become stuck in dirt excavated by the next door neighbor. The owner had also begun cutting up the awning to dispose of it. Mr. Greene requested 21 days.

Mr. William Snow, Code Enforcement Officer, agreed to reinspect to ensure the truck had been removed. He had noticed that they were working to clean the property as well. Officer Snow had been contacted by the owner of a church in Titusville of the same name, who said he had received some of the notices in error.

Ms. Tell granted a 21-day extension.

**Case: CE07100566**

Hearing to impose fine

Woodrow Green  
1040 Northwest 23 Terrace

Mr. McKelligett announced that this case was first heard on 12/20/07 to comply by 1/3/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,550 fine which would continue to accrue until the property complied.

Mr. Edward Ethridge, the owner's nephew, said they had been unaware of the problem because the owner had become ill and entered a nursing home.

Mr. Leonard Champagne, Code Enforcement Officer, presented photos of the property to Ms. Tell. Officer Champagne said there was an old open case on the property. He advised Mr. Ethridge to rip up the remainder of the parking area and put down gravel instead of repaving. Officer Snow explained the owner had previously refused help from the City. Mr. Ethridge agreed to replace the asphalt with gravel and knock down the carport. He would also look into applying for aid from the City. Officer Champagne recommended a 45 - 60-day extension.

Ms. Tell granted a 63-day extension to 5/8/08.

**Case: CE07070448**

Rescheduled from 2/7/08

Vendex 2000 INC  
1708 Northwest 7 Street

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 9/30/07, 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 \$10,075.

Mr. Detlef Mandke, owner, explained that he had left the country for several months and the tenant had not taken care of the property and no one had picked up the certified letter notices. The day Mr. Mandke became aware of the violations, he had made arrangements to remove the cars and paint the house. He had also put down new sod, but the tenant did not water it, so it died.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, said she had made the original inspection in July 2007, and the property had been in "deplorable...substandard" condition. She said the property was still in this condition as of January 2008. Supervisor Pingitore said notices were sent to the tenant and had been ignored.

Supervisor Pingitore described conditions at the property, and said there was "virtually no maintenance whatsoever." She recommended imposition of the full \$10,075 fine.

Mr. Mandke said when purchased the house, he had totally refurbished it. He had then rented the house through Section 8 because in this bad neighborhood, no one wanted to privately rent it. After he was notified of the violations, he had notified Section 8, who informed the tenant if she did not stop depositing trash on the property, she would lose her subsidy. The property had been fine until he left the country, when his tenant had done what she wanted.

Ms. Tell advised Mr. Mandke that as the owner of record, he was ultimately responsible. Supervisor Pingitore said this property had always been a Code Enforcement problem because the owner refused to maintain it. Ms. Tell advised Mr. Mandke to hire a property manager to supervise the property.

Mr. Andre Cross, Code Enforcement Officer, confirmed the property was complied and asked for a break to get the documentation.

Upon returning to the case, Officer Cross explained he had taken over in September 2007 and he had first spoken with the owner February 29, 2008 when he visited the property to reinspect it and confirm compliance.

Mr. Mandke said he had left the country for six months to have surgery.

Ms. Tell imposed a \$2,500 fine.

**Case: CE07031787**  
Angelo & Josephine Piccirillo  
1461 Southwest 29 Street

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

Mr. McKelligett announced that this case was first heard on 8/2/07 to comply by 11/1/07. Time to comply had been extended from 12/6/07 to 3/6/08. 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.

Mr. Adam Feldman, Code Enforcement Officer, confirmed the property was complied. He said the owner intended to perform extensive renovations at the property and had submitted plans. He recommended the fines be reduced to administrative fees.

Mr. Nicholas Piccirillo, the owner's son, said the property was damaged in Hurricane Wilma, and gone through mediation. He said there had been a delay in collecting the claim, and the first contractor was not licensed. Mr. Piccirillo had hired a new contractor, and the plans had been submitted. Mr. Piccirillo said he had already spent a great deal of money on the property and anticipated spending another \$30,000 or so.

Inspector Feldman recommended a fine of \$700 for administrative costs.



Ms. Tell imposed a \$450 fine.

[The hearing was in recess from 12:42 to 1:08 p.m.]

**Case: CE07081906**

Stipulated Agreement

Gilman Investments Ltd  
20 Compass Isle

Mr. McKelligett announced that certified mail sent to the owner was accepted on 2/12/08 and certified mail sent to the registered agent was accepted [no date].

Violations:

18-1

THE POOL IS FILLED WITH GREEN STAGNANT AND UNCIRCULATING WATER. IT IS UNSIGHTLY AND UNSANITARY AND MAY FURNISH A BREEDING PLACE FOR MOSQUITOES AND COULD ENDANGER THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

18-27(a)

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

9-308(a)

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

Complied:

47-21.8.A.

8-91(b)

9-280(h)

Mr. McKelligett announced that the officer had a stipulated agreement with the owner to comply 18-1 within 10 days or a fine of \$100 per day and 18-27(a) and 9-308(a) within 8 weeks or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 18-1 within 10 days or a fine of \$100 per day and 18-27(a) and 9-308(a) within 8 weeks or a fine of \$25 per day, per violation.

**Case: CE07120114**

Stipulated agreement

Anthony Garofalo  
1621 Northeast 63 Street

Violations:

9-304(b)

THERE IS A BOAT AND TRAILER PARKED ON THE GRASS.

Withdrawn:

47-21.8.A.

Mr. McKelligett announced that the officer had a stipulated agreement with the owner to comply 9-304(b) within 14 days or a fine of \$25 per day.

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

**Case: CE07101748**

Christine Miller  
1750 Northeast 52 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 2/12/08.

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

THERE IS UNSAFE, EXPOSED ELECTRICAL WIRING AND  
FIXTURES IN THE FRONT YARD.

9-304(b)

THERE IS A BOAT AND TRAILER PARKED ON THE GRASS.  
IF THE VIOLATION IS CORRECTED, THEN RECURS, OR IF  
THE VIOLATION IS NOT CORRECTED BY THE TIME  
SPECIFIED FOR CORRECTION, THE CASE MAY BE  
PRESENTED TO THE SPECIAL MAGISTRATE, EVEN IF THE  
VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING.

Complied  
47-19.9  
47-21.8.A.  
FBC 105.1

Officer Gottlieb presented photos of the property and the case file and recommended ordering compliance with 9-280(g) within 4 weeks or a fine of \$25 per day and with 9-304(b) within 10 days or a fine of \$100 per day with the right to tow the vehicles.

Ms. Tell found in favor of the City and ordered compliance with 9-280(g) within 4 weeks or a fine of \$25 per day and with 9-304(b) within 10 days or a fine of \$100 per day with the right to tow the boat and trailer.

**Case: CE07101674**

Wayne Minor  
2972 Northwest 67 Court

Mr. McKelligett announced that service was via posting on the property on 2/12/08 and at City Hall on 2/21/08.

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

THERE IS GRASS/PLANT OVERGROWTH PRESENT ON THIS PROPERTY AND SURROUNDING SWALES.

9-281(b)

THERE IS A DERELICT, INOPERABLE FOUR (4) DOOR BLUE CHEVROLET CAVALIER PARKED ON THE DRIVEWAY ON THIS PROPERTY WITH FLORIDA LICENSE PLATE F19-CFW, WITH NO DECAL ON IT.

Complied  
24-27(b)

Officer Viscusi presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 10 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 10 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 blue Chevy Cavalier.

**Case: CE07120879**

Erica Fluke & Geovanny Encarnacion  
3120 Northwest 69 ST

Mr. McKelligett announced that service was via posting on the property on 2/12/08 and at City Hall on 2/21/08.

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violation:  
18-1

THE POOL WATER IN THE POOL ON THIS PROPERTY IS GREEN AND STAGNANT AND IS A POSSIBLE BREEDING GROUND FOR MOSQUITOES. THE CURRENT STATE OF THE POOL IS UNSANITARY AND POSES A THREAT TO THE HEALTH AND SAFETY OF THE COMMUNITY.

Complied:  
9-280(h)  
9-328(a)

Officer Viscusi presented photos of the property and the case file and recommended ordering compliance with 18-1 within 10 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance with 18-1 within 10 days or a fine of \$100 per day.

**Case: CE07090467**

Joseph Corteo  
2104 East Oakland Park Boulevard

Mr. McKelligett announced that certified mail sent to the owner was accepted on 2/15/08.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violation:  
47-22.3 C.

THERE ARE UNPERMITTED SIGNS ON THE PROPERTY  
ADVERTISING JIB ROOM.

Officer Davis 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: CE07120802**

Marvic Manor Inc  
1354 Bayview Drive # M

Mr. McKelligett announced that certified mail sent to the owner was accepted [no date] and certified mail sent to an officer of the company was accepted on 2/15/08.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violations:  
9-276(b)(3)

IN UNIT M THERE ARE HOLES IN THE BEDROOM AND  
CLOSET WALLS DUE TO TERMITES.

9-280(b)

IN UNIT M THE BATHROOM WINDOW DOES NOT OPEN.  
THERE ARE MULTIPLE APARTMENTS WITH ROTTING AND  
DECAYING DOORS WHICH ARE NOT WATER TIGHT. THERE  
ALSO ARE MULTIPLE DOORS WHICH ARE DIRTY AND HAVE  
CHIPPING WOOD AND CHIPPING PAINT. THE DOORS ARE A  
REPEAT VIOLATION PER CASE CE07011366 WHERE AN  
ORDER WAS GIVEN BY SPECIAL MAGISTRATE FLOYD HULL  
TO OBTAIN PERMITS AND REPLACE THE DOORS. THE  
ORDER IS DATED 5/4/07 FOR COMPLIANCE BY 7/5/07.

9-306

EXTERIOR WALLS ARE DIRTY AND HAVE AREAS OF  
CHIPPING PAINT AND MILDEW STAINS. PER CASE  
CE07011366 AN ORDER WAS GIVEN BY SPECIAL  
MAGISTRATE FLOYD HULL ON MAY 4, 2007 TO HAVE THE  
WALLS CLEANED AND PAINTED BY JULY 5, 2007.

Officer Davis presented photos of the property and the case file and recommended ordering compliance with 9-276(b)(3) within 14 days or a fine of \$100 per day and with 9-280(b) and 9-306 within 14 days or a fine of \$500 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 9-276(b)(3) within 14 days or a fine of \$100 per day and with 9-280(b) and 9-306 within 14 days or a fine of \$500 per day, per violation.

**Case: CE07111291**

Joe Gil & Leonard Drindell, Jr.  
1901 Northeast 17 Terrace

Mr. McKelligett announced that service was via posting on the property on 2/18/08 and at City Hall on 2/21/08.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violation:  
9-279(e)

THE KITCHEN AND LAVATORY SINKS AT THIS LOCATION DO NOT HAVE THE REQUIRED HOT AND COLD WATER SUPPLIED. AS PER ORDINANCE, THE WATER HEATING FACILITIES SHALL BE PROPERLY INSTALLED, CONNECTED AND MAINTAINED IN A SAFE AND GOOD WORKING CONDITION.

9-279(f)

THE OCCUPIED BUILDING AT THIS LOCATION DOES NOT HAVE THE REQUIRED CITY WATER SERVICE TO THE BUILDING. THE WATER SERVICE TO THE BUILDING HAS BEEN DISCONNECTED DUE TO NON-PAYMENT OF THE ACCOUNT.

Officer Davis presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine \$100 per day, per violation. Officer Davis said the owner had been informed that no one, not even a maintenance person, could live at the property without running water.

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

**Case: CE07121188**

Traneise Thomas  
1321 Northeast 14 Street

Mr. McKelligett announced that service was via posting on the property on 2/18/08 and at City Hall on 2/21/08.

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

18-27(a)

THERE IS OVERGROWN PLANT LIFE ON THE PROPERTY INCLUDING THE STONE WALKWAY AND WHAT WAS PREVIOUSLY A GRAVEL PARKING AREA. THERE IS ALSO OVERGROWTH IN THE SWALE. THIS IS A RECURRING VIOLATION AS THE PROPERTY WAS PREVIOUSLY CITED JANUARY 10, 2007 VIA CASE #CE07010644 AND AUGUST 8, 2007 VIA CASE #CE07080524.

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

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

**Case: CE08010911**

Casa Real Investments LLC  
602 Southwest 11 Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 2/8/08 and certified mail sent to the registered agent was accepted on 2/8/08.

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

THE PROPERTY IS OVERGROWN AND COVERED WITH LITTER.

Complied

24-11(a)

24-11(d)

Officer Ackley 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: CE07120208**

Bonnie Mesaric  
609 Southeast 6 Street

Mr. McKelligett announced that service was via posting on the property on 2/12/08 and at City Hall on 2/21/08.

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

THE PROPERTY IS OVERGROWN AND NOT BEING

MAINTAINED.

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: CE08011403**

Maria Amelia Vincente  
812 Southwest 8 Avenue

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

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

THE PROPERTY IS OVERGROWN AND NOT BEING  
MAINTAINED.

Complied:

47-34.4

9-304(b)

Officer Ackley 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: CE07110922**

Hearing to impose fine

Deutsche Bank National Trust Co.  
Impac Secured Assets Corp  
3308 Northeast 39 Street

Mr. McKelligett announced that this case was first heard on 1/17/08 to comply by 1/31/08. 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 with fines continuing to accrue until complied.

**Case: CE07120196**

Hearing to impose fine

William L & Loretta Smith  
1206 Northwest 17 Avenue

Mr. McKelligett announced that this case was first heard on 1/17/08 to comply by 1/31/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of an \$825 fine.

Ms. Tell imposed the \$825 fine.

**Case: CE07020150**

A. L. Jr. & Maria Castro  
3490 West Broward Boulevard

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

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 12/6/07 to 3/6/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$3,800 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$3,800 fine with fines continuing to accrue until complied.

**Case: CE07110786**

Jeff Paperman  
606 Northeast 8 Avenue

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 1/17/08 to comply by 1/27/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$820.39 fine [reduced from \$1,200 plus \$320.39 board-up and administrative costs.]

Ms. Tell imposed the \$820.39 fine.

**Case: CE07020232**

Catherine Lawson Trust &  
Nancy Janet Flack  
3542 North Federal Highway

Request for extension to 4/17/08

Mr. McKelligett requested an extension to 4/17/08.

Ms. Tell granted a 42-day extension to 4/17/08.

**Case: CE07061341**

David Turner  
2525 Okeechobee Lane

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 9/27/07. Mr. McKelligett recited violations, compliance dates and potential fines and



stated the City was requesting imposition of a \$4,000 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$4,000 fine with fines continuing to accrue until complied.

**Case: CE07090600**

Hearing to impose fine

Royal Palm Plaza LLC  
424 West Sunrise Boulevard

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 12/27/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$3,450 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$3,450 fine with fines continuing to accrue until complied.

**Case: CE07012331**

Hearing to impose fine

Gregory Johnson  
1518 Northwest 6 Street

Mr. McKelligett announced that this case was first heard on 12/6/07 to comply by 2/7/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,700 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$2,700 fine with fines continuing to accrue until complied.

**Case: CE07070669**

Hearing to impose fine

Elliot & Sharon Yaro  
409 Northwest 19 Avenue

Mr. McKelligett announced that this case was first heard on 12/6/07 to comply by 12/27/07 and 1/24/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,725 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$2,725 fine with fines continuing to accrue until complied.

**Case: CE07081997**

Hearing to impose fine

Carol Palacios  
3141 Southwest 20 Court

Mr. McKelligett announced that this case was first heard on 12/20/07 to comply by 2/7/08. Mr. McKelligett recited violations, compliance dates and potential fines and

stated the City was requesting imposition of a \$2,205 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$2,205 fine with fines continuing to accrue until complied.

**Case: CE07090119**  
Jean & Claudette Rigaud  
3759 Southwest 17 Street

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 12/20/07 to comply by 2/7/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,025 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$2,025 fine with fines continuing to accrue until complied.

**Case: CE07091082**  
Kenneth Shell  
2160 Northwest 30 Way

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 12/20/07 to comply by 1/3/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,300 fine [reduced from \$3,250].

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

**Case: CE07120953**  
Rosa Garcia  
603 Solar Isle

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 2/7/08 to comply by 2/7/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,800 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$2,800 fine with fines continuing to accrue until complied.

**Case: CE07010560**  
John Rose  
1709 Southwest 4 Street

Vacate order of 12/6/07

Mr. McKelligett stated this was a request to vacate the order dated 12/6/07.

Ms. Tell vacated the order.

**Case: CE05121218**  
Synergy Property Services  
705 Northwest 2 Street

Ordered to reappear from 2/21/08  
Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 6/1/06 to comply by 7/31/06. Mr. McKelligett listed extensions to the compliance deadline the Board had granted since the case was first heard. 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.

Ms. Tell imposed the \$82,600 fine with fines continuing to accrue until complied.

**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:

CE07120117	CE08010016	CE07100568	CE07101862
CE08011172	CE07101130	CE08010853	CE07090285
CE07100725	CE07100710	CE08010849	CE08011374
CE08011377	CE08011678	CE07111288	CE08010659
CE08010649	CE07121273	CE08010112	CE07121202
CE08010368			

**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:

CE08010186	CE07100048	CE07120884	CE07121335
CE07120356	CE07091155	CE08010597	CE07120336
CE08010792	CE08010583	CE08011604	CE07120725
CE08010230			

**Cases Rescheduled**

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

CE07041601

**There being no further business, the hearing was adjourned at 1:47 p.m.**

  
-----  
SPECIAL MAGISTRATE

ATTEST:

  
Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services