

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
MEAH ROTHMAN-TELL PRESIDING**

JUNE 5, 2008

9:00 A.M. – 1:36 P.M.

Staff Present:

Mary Allman, Secretary Special Magistrate
Sue Manning, Secretary, Special Magistrate
Brian McKelligett, Clerk of Special Magistrate Supervisor
Dee Paris, Administrative Aide
Ginger Wald, Assistant City Attorney
Stephanie Bass, Code Enforcement Officer
Cheryl Pingitore, Code Enforcement Supervisor
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
Karl Lauridsen, Landscape Officer
Todd Hull, Code Enforcement Officer
Wilson Quintero, Code Enforcement Officer
Mario Sotolongo, Code Enforcement Officer
Ursula Thime, Code Enforcement Officer
Barbara Urow, Code Enforcement Officer
Salvatore Viscusi, Code Enforcement Officer
Kimberly Williams, Code Enforcement Officer
Alejandro DelRio, Code Enforcement Officer

Also Present:

CE07051429: John Brown, owner
CE07120154: Mary Nielsen, owner
CE08040023: Roger Bacon, owner
CE08021794: Stephen Buckley, owner
CE08021887: Gregory Taylor, owner's representative/attorney
CE06091641: Gladys Hart, owner
CE07060751: Sheryl Melson, owner
CE08030749: Elaine Cope, tenant
CE08050949: Peter Hanna, attorney; Miguel Milan, owner; Peter Petanzo, attorney
CE08050420: CE07050099: Mark Steinberger, owner; James Babb, tenant
CE07061177: Alex Exposito, owner
CE07120802: Edward O' Sheehan, attorney

CE07031377: Heidi Knapik, attorney; Rose Bowman, owner; Humberto Acosta, General Contractor
CE07121056: Sue Ellen King, owner's representative
CE07111291; Leonard Drindell, owner
CE06092002: Charles Dale, attorney
CE07090467: Deborah Toye, lessee
CE07080980: Gail Pierce, owner's representative
CE07090780: Devineni Ratnam, Managing Member
CE08021602: Daniel Taylor, attorney
CE07120575: Daniel Taylor, attorney; Brady Cobb, attorney
CE08010423: Bruce Boddie, owner
CE07120741: James Mathieu, bank representative
CE07101313: Samuel Hodorov, owner
CE07020232: Michael Bloom, attorney; James Flack, owner
CE08031817: William Clark, owner
CE08010422: Dick Coker, attorney
CE05121606: Edward Cayla, attorney; James Grzesczczak, tenant; Donald Gannl, manager
CE07071475: Richard Inglis, attorney
CE07080631: Henry Carpenter, owner
CE07101749: Richard Kalehoff, owner
CE08010851: Robert Turner, owner
CE08021812: Bruce Toski, neighbor

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: CE08050949

Di-Mi Investments Corp
1135 South Federal Highway

Mr. McKelligett announced that certified mail sent to the owner was accepted on 5/22/08 and certified mail sent to the registered agent was accepted on 5/22/08.

Mr. Adam Feldman, Code Enforcement Officer, testified to the following violation: 47-22.9.

THERE ARE NUMEROUS SIGNS INSTALLED ON THIS PROPERTY WITHOUT PERMITS, INCLUDING A FREE STANDING POLE SIGN, A WALL SIGN AND NUMEROUS WINDOW SIGNS. THIS IS A REPEAT VIOLATION OF CASE NUMBER CE07020369 PREVIOUSLY FOUND IN VIOLATION ON SEPTEMBER 6, 2007 BY SPECIAL MAGISTRATE TELL.

Officer Feldman presented photos of the property and reported that the unpermitted signs were visible again on the property as of May 14, and there was still no permit application on file. Officer Feldman recommended imposition of a \$250 per day fine from May 14 to May 29.

Mr. Peter Hanna, attorney, stated the contractor had applied for the permit, but the owner had never paid for the permit or called for a final inspection and the permit had expired. Mr. Hanna stated the contractor was on his way to the hearing to testify.

Ms. Tell advised they would call the case later, when the contractor was in attendance and could testify.

Upon returning to the case, Peter Petanzo, attorney, stated he was standing in for Jamie Benjamin, the attorney of record. Mr. Benjamin had asked Mr. Petanzo to request an extension because he was in Tampa in Federal Court. He asked to confer with the owner and the inspector.

Upon returning to the case, Ms. Wald stated she did not object to continuing the case to June 19 when the tenant's attorney could be present.

Ms. Tell continued the case to June 19, 2008.

Case: CE08021794

Francis Buckley Trust, Kathleen Buckley Rice, et al
601 South Federal Highway

Mr. McKelligett announced that certified mail sent to the owner was accepted on 5/2/08.

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

THE WINDOWS AND FRAMES ARE NOT BEING MAINTAINED IN
A SAFE, WATERTIGHT CONDITION.

9-306

THERE IS PEELING AND CHIPPING PAINT ON THIS
BUILDING.

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

Mr. Stephen Buckley, owner, said Inspector Ackley had been most concerned about the windowsills, and he had replaced them but not painted them yet. Mr. Buckley requested more than 35 days to comply. Ms. Tell said she would allow 60 days if Mr. Buckley would paint both buildings.

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

Case: CE08010851

Robert Turner Revocable Living Trust LE
2491 Northwest 69 Court

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

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violations:

18-27(a)

THERE IS LAWN OVERGROWTH PRESENT AND THIS PROPERTY IS LITTERED WITH TRASH, RUBBISH AND DEBRIS.

9-280(b)

THERE IS A BROKEN FRONT WINDOW ON THIS PROPERTY.

Withdrawn:

47-19.9

9-281(b)

Officer Viscusi said he had spoken with the owner, who did not live at the property, and learned that Mr. Turner had repaired the window several times, but vandals repeatedly broke them. Officer Viscusi presented photos of the property and the case file and recommended ordering compliance with 18-27(a) and 9-280(b) within 10 days or a fine of \$25 per day, per violation.

Mr. Robert Turner, owner, confirmed he had repaired the window more than once. He agreed he would cut the grass immediately.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) and 9-280(b) within 10 days or a fine of \$25 per day, per violation. She advised Mr. Turner to submit a written request for an extension if he could not comply within 10 days.

Case: CE08040023

Riverside Landings Estates LLC
518 Southwest 12 Avenue

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 AROUND THE DUMPSTER ON THIS VACANT LOT.

24-28(a)

THERE IS A DUMPSTER ON THIS VACANT LOT THAT IS

OVERFLOWING WITH TRASH.

47-19.1.C.

THERE IS A DUMPSTER ON THIS VACANT LOT THAT IS NO
LONGER IN USE.

Officer Cross explained this was an inactive construction site.

Mr. Roger Bacon, owner, explained that the WaterWorks 2011 project had shut his construction down in October and until recently, the dumpster company could not access the dumpster. Mr. Bacon said he also owed the dumpster company money, but planned to send a partial payment so the company would empty the dumpster. He stated he had painted over some graffiti and installed some sod on the property. Mr. Bacon requested 21 days to complete the work.

Inspector Cross presented photos of the property and the case file into evidence.

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

Case: CE07080980

Hearing to Impose fine

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, extensions to the compliance deadline that had been granted since the case was first heard and stated the City was requesting imposition of a \$1,200 fine which would continue to accrue until the property complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, reported that as of the previous day, work was complete and the permit had been finalized. The owner had shown her photos proving the property was complied.

Ms. Gail Pierce, the owner's representative, said the contractor had promised the work would be completed by the deadline, but it was not.

Ms. Tell imposed a \$200 fine.

Case: CE08031817

Betty Clark & Bettie Money
3801 Jackson Boulevard

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

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

9-281(b)

THERE IS AN INOPERABLE GRAY LINCOLN AND A BROWN CHEVROLET WITH AN EXPIRED TAG ON THE PROPERTY. THE CITY REQUESTS THE RIGHT TO TOW, AS THE VEHICLES PRESENT A THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

9-304(b)

THERE IS A GRAY LINCOLN PARKED ON THE GRASS.

Officer Gottlieb stated she had received a phone call from the tenant informing her he was in compliance. She 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 grey Lincoln and the brown Chevrolet, and with 9-304(b) within 10 days or a fine of \$100 per day.

Mr. William Clark, owner, confirmed that the vehicles had been sold and removed on June 3.

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 grey Lincoln and the brown Chevrolet, and with 9-304(b) within 10 days or a fine of \$100 per day.

Case: CE07120154

Hearing to Impose fine

Mary Beth Nielsen
308 Southwest 11 Street

Mr. McKelligett announced that this case was first heard on 3/6/08 to comply by 5/8/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$675 fine which would continue to accrue until the property complied.

Mr. Dick Eaton, Code Enforcement Officer, requested imposition of the fine.

Ms. Mary Nielsen, owner, explained she had discovered she must have structural damage repaired prior to repairing the roof. She stated had called Inspector Ackley on May 15 to request an extension. Ms. Nielsen asked Ms. Tell for additional time to comply. Ms. Manning recalculated the existing fines to \$175 because Ms. Nielsen had requested the extension by phone on May 15.

Ms. Tell granted a 42-day extension to 7/17/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE07031377

Continued from 4/17/08

Bowman Commercial Properties LLC for progress report
1608 Southwest 3 Avenue

Mr. McKelligett announced that this case was first heard on 6/7/07 to comply by 8/2/07. Mr. McKelligett recited violations, compliance dates and potential fines and extensions to the compliance deadline that had been granted since the case was first heard 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 progress was finally moving forward and he had spoken with the owner and agreed to a 42-day extension.

Ms. Heidi Knapik, attorney, reported they were making progress. They had applied for permits and were responding to the City's comments. The addition had been removed from the plans and they need only address plumbing and structural comments. She asked to return on July 17 to provide another update.

Humberto Acosta, contractor, stated all of the work would be expedited as soon as he received the permit.

Ms. Tell granted a 42-day extension to 7/17/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing for a progress report.

Case: CE07120575

Hearing to Impose fine

BIMA II LLC

3003 Northeast 32 Avenue

Mr. McKelligett announced that this case was first heard on 2/21/08 to comply by 4/3/08 and 4/24/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of an \$8,050 fine which would continue to accrue until the property complied.

Mr. Mario Sotolongo, Code Enforcement Officer, provided Ms. Tell photos of the property, the site plan and the final order, and reminded Ms. Tell that violations 47-24.1.B. and 47-34.1.A.1. had been removed from the original citation. He informed Ms. Tell that the permit application for the signs cited in 47-22.9 had been filed on May 20 but was not yet issued. Regarding 47-34.2.D., Officer Sotolongo stated this was complied, and there was confusion because the Police Department had provided the owner inaccurate information.

Mr. Brady Cobb, attorney, reported that the owner had hired a contractor to apply for the permit, and this was in process.

Ms. Tell imposed no fine for 47-34.2.D.

Ms. Tell granted a 42-day extension to 7/17/08 for violation 47-22.9, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE05121606

Request for extension

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 recited violations, compliance dates and potential fines, extensions to the compliance deadline that had been granted since the case was first heard and stated fines had accrued to \$2,025. The inspector was recommending an extension be granted.

Mr. Sal Viscusi, Code Enforcement Officer, explained that the first contractor had been fired for shoddy work. He recommended granting a 13-week extension for the owner to hire a new contractor.

Mr. Edward Cayla, attorney, confirmed there were problems with the contractor. He agreed to the 13-week extension.

Mr. James Grzesczack, tenant, described the issues he experienced with the contractor.

Ms. Tell granted a 91-day extension to 9/4/08, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

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

Case: CE07050099

Ordered to reappear from 4/17/08

Mark Steinberger
1243 Northeast 11 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, extensions to the compliance deadline that had been granted since the case was first heard, and stated the City was requesting fines begin to accrue.

Ms. Aretha Davis, Code Enforcement Officer, withdrew violations 47-20.2.A. and 47-20.4.B.1. because the property was no longer occupied. The owner had been re-cited for these under a new case when the new tenant moved in. There was a permit application to re-stripe the parking lot back to its original configuration. Officer Davis said the owner had explained his efforts to comply, but she pointed out that the work was not being done expeditiously. The owner had been aware of the problem since last year, and the owner had leased the property to a new tenant without doing the work to comply the property.

Mr. Mark Steinberger, owner, reported the permit application had been submitted on April 11, 2008 and the City had returned comments on May 14. Mr. Steinberger's

contractor had submitted the edited plans the previous week and they were still in review.

Ms. Tell reminded Mr. Steinberger of the parking problem the new tenant was causing and Mr. Steinberger said the patrons were using parking spaces at adjacent businesses and he was pursuing an agreement with those owners and the City.

Mr. James Babb, tenant, explained that the City required revised parking arrangement because there was increased use of the space. Officer Davis agreed, but noted that the business also did not provide sufficient spaces for the use as a bar/nightclub. The case had originated because patrons had been parking in the neighborhood. Because there was no offsite parking agreement with the City, she could not confirm where cars were parking. Patrons' cars had been parked in areas not in accordance with parking agreement standards, and a resident and adjacent business owner had complained.

Mr. Babb felt that these complaints were related to a previous tenant. He stated that the premises had operated as a bar for over 30 years and had never been unoccupied for more than six months at a time and had met the ULDR all along, so the property was legal, non-conforming. Officer Davis said she was unaware of any City representative agreeing that the property was legal non-conforming.

Ms. Tell advised Mr. Babb to have his attorney consult with the Assistant City Attorney.

Officer Davis reminded Ms. Tell that the City was addressing the owner of the property, Mr. Steinberger, not Mr. Babb. She informed Ms. Tell that Mr. Steinberger clearly understood the nature of the violations and had met with City representatives numerous times, but Mr. Steinberger had leased the property to a new tenant before attempting to bring the property into compliance.

Mr. Steinberger reiterated that the plans were still in review, so he could not estimate when the permit would be issued.

Officer Davis informed Ms. Tell that when Mr. Babb paid his business tax, the parking problem was disclosed to him, but he had yet to submit an offsite parking agreement to resolve this. In her opinion, very little effort had been made to acknowledge and resolve the violations. Mr. Babb insisted that the problem was not disclosed to him when he paid the business tax.

Ms. Tell granted a 42-day extension to 7/17/08 for 47-20.20.J., during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08050420

Mark Steinberger
1243 Northeast 11 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 5/15/08.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violations:
47-20.2.A.

THE PROPERTY IS BEING OPERATED AS A BAR/NIGHTCLUB, DEPOT, AND DOES NOT MEET THE MINIMUM PARKING SPACE REQUIREMENTS AS SPECIFIED IN TABLE 1 FOR A BAR/NIGHTCLUB.

Sec. 47-20.4 B.1.

THE BUSINESS, DEPOT, IS ENGAGING IN OFF-SITE PARKING WITHOUT AN OFF-SITE PARKING AGREEMENT AS REQUIRED.

Officer Davis presented photos of the property and the case file and recommended ordering compliance within 42 days or a fine of \$100 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance within 42 days, by 7/17/08, or a fine of \$100 per day, per violation and ordered the respondent to reappear at that hearing.

Case: CE08010423

Request for extension

Top Dog Real Estate Holdings
3063 Northwest 19 Street

Mr. McKelligett announced that this case was first heard on 3/20/08 to comply by 5/8/08. Mr. McKelligett recited violations, compliance dates and potential fines and reported fines had accrued to \$675.

Mr. Todd Hull, Code Enforcement Officer, explained that only one violation remained: 9-306. The owner had phoned on May 8 to request an extension.

Mr. Bruce Boddie, owner, reported the building was now being painted.

Ms. Tell stated no fines would accrue from May 8 to present, since Mr. Boddie had phoned to request an extension.

Ms. Tell granted a 14-day extension to 6/19/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE07061177

Hearing to Impose fine

Alex, Elizabeth & Aimee Exposito
1301 Southwest 33 Terrace

Mr. McKelligett announced that this case was first heard on 1/17/08 to comply by 4/24/08. 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.

Mr. Alex Exposito, owner, reported he had just received a check from the insurance company. The architect had already drawn plans and submitted them to contractors for bids. Once he had a contractor, the plans would be submitted for a permit.

Mr. Leonard Champagne, Code Enforcement Officer, recommended a 45-day extension. Ms. Tell advised Mr. Exposito to return with a contract and a permit application.

Ms. Tell granted a 42-day extension to 7/17/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08030749

Don Berna One LLC
813 Southwest 8 Avenue

Mr. McKelligett announced that service was via posting on the property on 5/12/08 and at City Hall on 5/22/08.

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

THERE IS TRASH, LITTER AND DEBRIS ON THE PROPERTY.
THE PROPERTY IS OVERGROWN AND NOT BEING
MAINTAINED.

Officer Eaton reported that the tenant had phoned on June 3 to inform him the property was complied, but this must be verified by the inspector. He presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine of \$25 per day.

Ms. Elaine Cope, tenant, explained that a neighbor was angry with her and made repeated calls to Code Enforcement regarding her property.

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

Case: CE07120741

Denise Dumoulin
3121 Northwest 69 Court

Request for extension

Mr. McKelligett announced that this case was first heard on 4/17/08 to comply by 5/15/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the property was complied.

Mr. Sal Viscusi, Code Enforcement Officer, explained the house was recently foreclosed upon and the representative had brought the property into compliance. He presented photos provided by the representative. Officer Viscusi recommended that no fine be imposed.

Mr. James Mathieu, bank representative, confirmed that the property was complied.

Ms. Tell imposed no fine.

Case: CE07101749

Request for extension

Richard Kalehoff
5891 Northeast 22 Avenue

Mr. McKelligett announced that this case was first heard on 2/21/08 to comply by 5/15/08. Mr. McKelligett recited violations, compliance dates and potential fines, which had accrued to \$1,500.

Ms. Ingrid Gottlieb, Code Enforcement Officer, reported the owner had kept her informed during the remodeling of the home and she did not object to an extension.

Mr. Richard Kalehoff, owner, explained the work being done and stated the permit applications had been made by the builder. His builder estimated the job would actually start in September.

Ms. Tell granted a 119-day extension to 10/2/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE07020232

Continued from 4/17/08 at the
owner's attorney's request

Catherine Lawson Trust &
Nancy Flack
3542 North Federal Highway

Mr. McKelligett announced that this case was first heard on 4/5/07 to comply by 6/7/07. Mr. McKelligett recited violations, compliance dates and potential fines, extensions to the compliance deadline that had been granted since the case was first heard and stated the City was recommending no fines be imposed [reduced from \$7,000].

Ms. Ingrid Gottlieb, Code Enforcement Officer, explained the tenant had caused the problems and as soon as Mr. Flack was aware of the problems, he had corrected them.

Ms. Tell imposed no fine.

Case: CE07090467

Hearing to Impose fine

Joseph Corteo
2104 East Oakland Park Boulevard

Mr. McKelligett announced that this case was first heard on 3/6/08 to comply by 3/20/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,750 fine.

Ms. Deborah Toye, the Lessee, explained that they had made the sign themselves, not knowing the City required it be made by a sign company. When the owner was first cited for the violation, he had not informed the lessees right away. As soon as they were aware of the violation, they had hired a sign company and applied for the permit. Ms. Toye asked that no fine be imposed.

Ms. Aretha Davis, Code Enforcement Officer, confirmed that the property was complied by removal of the handmade sign. She did not object to reduction of the fines.

Ms. Tell imposed no fine.

Case: CE08010422

Hearing to Impose fine

5100 Realty LLC
5100 North Federal Highway

Mr. McKelligett announced that this case was first heard on 3/20/08 to comply by 5/1/08. 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. Ingrid Gottlieb, Code Enforcement Officer, reported that the plans had failed plan review on April 11 and there had been no activity since then.

Mr. Dick Coker, attorney, said this was an old pole sign constructed with a permit in 1977 and since then, the copy had been changed, which required a permit. His client had not changed the sign, but had hired a sign company and submitted the application to change the copy. Mr. Coker stated the plan review comments included certification of the sign's structural integrity from an engineer and the submission of a site plan. His client had hired an engineer to inspect the sign. Mr. Coker requested another two months to resolve the plan review comments.

Ms. Tell granted a 63-day extension to 8/7/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE07101313

Request for extension

Ark Development/Oakland Park LLC
3200 East Oakland Park Boulevard

Mr. McKelligett announced that this case was first heard on 3/6/08 to comply by 6/5/08. He recited violations, compliance dates and potential fines.

Mr. Mario Sotolongo, Code Enforcement Officer, explained the owner was in the process of obtaining a temporary parking structure permit.

Mr. Samuel Hodorov, owner, requested an additional 91 days and Officer Sotolongo did not object.

Ms. Tell granted a 91-day extension to 9/4/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE07051429

Ordered to reappear from 2/21/08

50 Isle of Venice
50 Isle of Venice LLC

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 12/19/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the property was complied and the City was recommending no fine be imposed.

Mr. John Brown, owner, said he originally planned to redevelop the property but had ultimately decided to renovate the existing property. He described the work done at the property.

Ms. Tell imposed no fine.

Case: CE07071475

Ordered to reappear from 4/3/08

Laura Inglis
5110 Northeast 18 Avenue

Mr. McKelligett announced that this case was first heard on 10/18/07 to comply by 11/1/07. Mr. McKelligett recited violations, compliance dates and potential fines, extensions to the compliance deadline that had been granted since the case was first heard and stated the City was requesting imposition of a \$750 fine to cover administrative costs.

Ms. Ingrid Gottlieb, Code Enforcement Officer, recommended reducing the fines to \$750 to cover administrative costs.

Mr. Richard Inglis, attorney, explained that his sister was disabled and retired and had suffered medical issues while the case was going on. Mr. Inglis stated his sister had phoned to request as extension before the deadline.

Ms. Tell imposed a \$200 fine.

Case: CE07111291

Hearing to Impose fine

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

Mr. McKelligett announced that this case was first heard on 3/6/08 to comply by 3/20/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$9,400 fine.

Mr. Leonard Drindell, owner, explained he had been in a bicycle accident in October and gone to New York to convalesce. Officer Davis had phoned Mr. Drindell in New York and informed him that someone was living at his house in his absence. Mr. Drindell had recently returned and paid the delinquent water bill and was now saving the house from foreclosure.

Ms. Aretha Davis, Code Enforcement Officer, reported that the meter was ordered on June 2; as soon as it was installed, the property would be in compliance.

Ms. Tell imposed a \$200 fine.

Case: CE07090780

Hearing to Impose fine

KSR,LLC/
Devineni Ratnam, Managing Member
2400 Northwest 62 Street

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 \$1,650 fine.

Mr. Sal Viscusi, Code Enforcement Officer, stated he had been in contact with Mr. Ratnam regarding the property. He explained Mr. Ratnam had gone through a succession of inept property managers but had recently hired a competent property manager who had addressed the problems at the property. Officer Viscusi did not object to a reduction of the fines.

Mr. Devineni Ratnam, managing partner, agreed that he now had a competent property manager. He added that several tenants had left the property and simply dumped their trash outside the building.

Ms. Tell imposed a \$200 fine.

Case: CE07120802

Continued from 5/15/08

Marvic Manor Inc
1354 Bayview Drive #M

Mr. McKelligett announced that this case was first heard on 3/6/08 to comply by 3/20/08. Mr. McKelligett recited violations, compliance dates and potential fines, extensions to the compliance deadline that had been granted since the case was first heard and stated the City was requesting imposition of a \$32,900 fine which would continue to accrue until the property complied.

Ms. Wald informed Ms. Tell that a notice to appeal had been filed by Mr. Strehl. A motion to stay had not been moved or filed, but Ms. Wald informed Ms. Tell that she was limited in what she could do regarding this case. She could either impose or not impose the fines.

Mr. Edward O' Sheehan, attorney for Louis Strehl, 50% shareholder, made a motion to stay, to which Ms. Wald objected. Mr. O'Sheehan stated both trusts had agreed upon a trustee and now she was dealing with the other trustee, who controlled the funds. The Judge had ordered the trustee to pay the FPL bill and the trash bill, so these violations were complied. Mr. O'Sheehan was now working to get the new trustee in control of the checkbook in order to gain access to the funds needed to address the other violations.

Ms. Wald stressed that the main issues were the termites in one apartment and the broken doors. Mr. O'Sheehan was aware that there were vacant apartments in the building and would investigate relocating the tenant whose apartment was infested with termites. Mr. O'Sheehan requested 45 more days. Ms. Tell granted the motion to stay, and wanted Mr. O'Sheehan to inform the trustees that her extension had been granted contingent upon every reasonable effort being made to relocate the tenant.

Ms. Tell granted a 42-day extension to 7/17/08, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE07060751

Hearing to Impose fine

Capital Innovations Inc
812 Northwest 15 Terrace

Mr. McKelligett announced that this case was first heard on 7/19/07 to comply by 10/18/07. Mr. McKelligett recited violations, compliance dates and potential fines and extensions to the compliance deadline that had been granted since the case was first heard, and stated the City was requesting imposition of a \$3,450 fine which would continue to accrue until the property complied.

Mr. Karl Lauridsen, Landscape Officer, stated the property was still not in compliance.

Ms. Sheryl Melson, owner, said she had been working on this property for ten years and she was working with Building Inspector Wayne Strawn. She noted that all of the problems at the property had been caused by a previous owner.

Ms. Melson said from her conversations with Inspector Strawn, she understood that the cases against the property had been combined and she would address all of the issues at the Code Enforcement hearing on June 24.

Ms. Wald confirmed that violations at this property were scheduled to be heard by the Code Enforcement Board on June 24 and the two cases could be combined.

Ms. Melson asked that all of the fines be withheld because she had spent "hundreds of thousands of dollars" remediating this property.

Mr. McKelligett said the City did not object to combining the cases. He stated, "We will call this complied and the City is requesting that you impose zero fines. That will take care of Ms. Melson and we'll put it on the agenda"

Ms. Tell imposed no fine.

Case: CE06092002

Ordered to reappear from 3/6/08

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. Mr. McKelligett recited violations, compliance dates and potential fines and extensions to the compliance deadline that had been granted since the case was first heard.

Mr. Mario Sotolongo, Code Enforcement Officer, reported the owner had moved out of the house and was no longer in danger, and he believed the insurance adjuster and Citizens Insurance had come to an agreement.

Mr. Charles Dale, attorney, informed Ms. Tell that Citizens' and the owner's appraisers had performed their inspections, and he believed once Citizens saw the damage, they would agree the property must be demolished. Mr. Dale requested a 91-day extension, by which time he hoped to have an agreement from the appraisers. Officer Sotolongo did not object to the extension.

Ms. Tell granted a 91-day extension to 9/4/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE07080631

Ordered to reappear from 4/17/08

Henry Carpenter & Douglas Danziger
5461 North Federal Highway #A

Mr. McKelligett announced that this case was first heard on 2/7/08 to comply by 3/6/08. Mr. McKelligett recited violations, compliance dates and potential fines, and extensions

to the compliance deadline that had been granted since the case was first heard and stated the City was requesting imposition of a \$2,050 fine.

Ms. Ingrid Gottlieb, Code Enforcement Officer, stated she had spent a lot of time on this case over the course of a year. She did not know why the owner had taken so long to obtain the permit.

Mr. Henry Carpenter, owner, explained he was the original owner, and had just changed the lettering on the sign. He said when he finally spoke with Terry Burgess to explain this, he had approved the application.

Officer Gottlieb stated if Mr. Carpenter had contacted her, she could have facilitated this.

Ms. Tell imposed a \$200 fine.

Case: CE08020786

Linwood Bailey
1232 Northeast 17 Way

Mr. McKelligett announced that service was via posting on the property on 5/9/08 and at City Hall on 5/22/08.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violation:
18-1

THE POOL AT THIS VACANT PROPERTY IS FULL OF GREEN
STAGNANT WATER. THE CITY OF FORT LAUDERDALE
CONSIDERS THIS TO BE A THREAT TO THE HEALTH,
SAFETY AND WELFARE OF THE COMMUNITY.

Complied:
9-328(a)

Officer Davis presented photos of the property and the case file and recommended ordering compliance with 18-1 within 14 days or a fine of \$200 per day.

Ms. Tell found in favor of the City and ordered compliance with 18-1 within 14 days or a fine of \$200 per day.

Case: CE08020958

Fred Pierre-Louis
1015 Northeast 17 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 5/12/08.

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

THERE IS RUBBISH, TRASH AND DEBRIS STORED IN THE
REAR INCLUDING A DISCARDED SOFA, MATTRESS AND
TIRES.

Withdrawn:
47-20.20.H.
9-280(h)(1)
Complied:
9-280(b)
9-280(g)
9-306

Officer Davis 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: CE06091641

Ordered to reappear from 4/3/08

Etoe Hart
740 Northwest 20 Avenue

Mr. McKelligett announced that this case was first heard on 10/18/07 to comply by 12/20/07. Mr. McKelligett recited violations, compliance dates and potential fines, and extensions to the compliance deadline that had been granted since the case was first heard.

Ms. Gladys Hart, owner, informed Ms. Tell that her solution to the problems would be to sell the property, which was ruined inside. Ms. Hart explained that the genealogy search was still ongoing, and none of her relatives was helping her to pay for maintenance of the property. She could not afford to do any more work herself, including clearing out the interior, as the board-up application required.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, acknowledged the extenuating circumstances and the money Ms. Hart had put into the property, but noted that the board up certificate was still required. Supervisor Pingitore also noted Ms. Hart's continued contact regarding the property, but stated she did not want to grant a lengthy extension.

Ms. Hart reiterated that she could not afford to do the work that was required in the board-up application. Supervisor Pingitore said, "Mrs. Hart needs to bear the responsibility of doing whatever it is that she has to do to come into compliance." She felt the City had been generous in granting extensions.

Ms. Tell granted a 63-day extension to 8/7/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE07121056

Hearing to Impose fine

Liquidations Property Inc
1609 Northwest 15 Street

Mr. McKelligett announced that this case was first heard on 4/3/08 to comply by 5/1/08. 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.

Mr. Adam Feldman, Code Enforcement Officer, informed Ms. Tell that the property had been vacant for some time but there was a prospective buyer. He said he would not object to an extension.

Ms. Sue Ellen King, the owner's representative, requested 120 days for the contract to close and the new buyer to bring the property into compliance.

Ms. Tell granted an extension to 10/2/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

[Court took a brief recess]

Mr. Bruce Toski asked to address the Court regarding Case CE08021812, which was complied. He stated he was the adjacent property owner, and he believed the property was still not complied.

Ms. Wald interrupted Mr. Toski to warn Ms. Tell that because the owner was not present, Mr. Toski's testimony could be considered Ex parte communication. Mr. Toski wanted a City representative to state in Court exactly what violations were complied. Ms. Tell read the violations that were complied, and Officer Champagne confirmed that he had reinspected the property and complied the violations.

Mr. Toski insisted the violations still existed, and Ms. Wald suggested that the item could be withdrawn from the agenda and rescheduled. Mr. Toski stated, "It seems that, in fact, the City is representing my neighbor, and we've got quite an arsenal of people here to represent him; I think they could do quite a decent job and let this get down on the record." Mr. Toski wanted to present photos of the property to Ms. Tell.

Ms. Tell reiterated that she could not hear the case in the homeowner's absence, and must rely on the Code Enforcement Officer's word regarding the property. She advised Mr. Toski to consult with a supervisor, as he was intimating that either the inspector had not reinspected the property or had not accurately reported the condition of the property.

Mr. Toski wanted to discuss "what power this Court does have." He asked if Ms. Tell could decide issues of law as well as issues of fact. Ms. Tell advised Mr. Toski to consult the statute that described the rules for this proceeding.

After Mr. Toski left, Ms. Tell and Mr. McKelligett were concerned that Mr. Toski had surreptitiously recorded his private conversation with Supervisor Pingitore.

Case: CE08010358

Hoy Sun & Xiona Li Wong, et al
1746 East Commercial Boulevard

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

Ms. Stephanie Bass, Code Enforcement Officer, testified to the following violation:
47-22.6.F.

THERE IS A SIGN ON THE PROPERTY THAT HAS NOT BEEN
KEPT IN A GOOD STATE OF REPAIR. THE SIGN IS OVER
50% DESTROYED AND IS A PUBLIC NUISANCE.

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

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

Case: CE07071417

Stipulated agreement

Howard Owen
509 Middle River Drive

Violations:
9-306

THE EXTERIOR STRUCTURE IS NOT MAINTAINED IN THAT
THE BUILDING WALLS AND FASCIA BOARDS HAVE
PEELING/MISSING PAINT. THE SOFFITS ARE
FALLING/LOOSE AND NOT WEATHER OR WATERTIGHT.
THERE ARE AREAS OF THE CONCRETE WALL ADJACENT TO
THE DRIVEWAY THAT ARE STAINED/DIRTY.

Withdrawn;
9-308(a)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 9-306 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 9-306 within 56 days or a fine of \$25 per day.

Case: CE08032144

Ermite & Lovelt Duvelsaint
208 Southwest 14 Court

Mr. McKelligett announced that service was via posting on the property on 5/16/08 and at City Hall on 5/22/08.

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

THERE IS TRASH AND DEBRIS ON THIS PROPERTY.

REPEAT VIOLATION

THIS IS A REPEAT VIOLATION REFERENCE CASES
CE07061155 AND CE07081882.

Officer Eaton explained that this was the third time this property had been cited for the same violation, and he had visited the property six times since 3/28/08. He presented photos of the property and the case file and requested imposition of a fine of \$500 per day for a period of six days.

Ms. Tell imposed a fine of \$500 per day for six days.

Case: CE08030498

Stipulated agreement

Housing Authority Of The City Of Fort Lauderdale
728 Northwest 4 Avenue

Violations:

24-27(b)

THERE ARE TRASH RECEPTACLES STORED IN FRONT OF
THIS RENTAL PROPERTY AT NORTH SIDE OF PARKING LOT.
THEY ARE IN PLAIN VIEW FROM THE ROADWAY.

47-20.20.H.

THERE IS A PARKING LOT NOT MAINTAINED ON THIS
RENTAL PROPERTY. ASPHALT IS CRACKED AND IN NEED
OF RESURFACE.

Complied:

9-281(b)

9-306

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 24-27(b) within 14 days or a fine of \$25 per day and 47-20.20.H. within 42 days or a fine of \$25 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 24-27(b) within 14 days or a fine of \$25 per day and 47-20.20.H. within 42 days or a fine of \$25 per day.

Case: CE08030259

Stipulated agreement

Tarpon Investment Group LLC
736 Northwest 4 AVE

Violation:

47-20.20.H.

THERE IS A PARKING LOT NOT MAINTAINED ON THIS RENTAL PROPERTY. THERE ARE AREAS WITH OIL STAINS, LOOSE AND BROKEN WHEEL STOPS, POTHOLES, MISSING STRIPES AND AREAS MISSING ASPHALT.

Complied:

18-27(a)

9-281(b)

9-304(b)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 47-20.20.H. within 91 days or a fine of \$50 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 47-20.20.H. within 91 days or a fine of \$50 per day.

Case: CE08021887

Stipulated agreement

US Bank National Association
725 Northwest 4 Avenue

Violation:

9-328(b)

THIS IS A VACANT PROPERTY WITH ALL THE WINDOWS AND DOORS BOARDED WITHOUT A CURRENT AND VALID BOARD-UP CERTIFICATE.

Complied:

24-27(b)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 9-328(b) within 49 days or a fine of \$100 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 9-328(b) within 49 days or a fine of \$100 per day.

Case: CE08021623

Stipulated agreement

Saahil Investment LLC
1417 North Dixie Highway

Violations:

18-27(a)

THERE IS TRASH AND DEBRIS CONSTANTLY SCATTERED ON THE PROPERTY. THE GRASS IS NOT TRIMMED OFTEN ENOUGH AND CONSISTENTLY BECOMES OVERGROWN.

47-20.20.H.

THE PARKING LOT IS IN DISREPAIR AND HAS BUMPS AND HOLES. THE SEAL COAT AND STRIPES HAVE FADED.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 18-27(a) within 2 weeks or a fine of \$50 per day and with 47-20.20.H. within 12 weeks 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 2 weeks or a fine of \$50 per day and with 47-20.20.H. within 12 weeks or a fine of \$50 per day.

Case: CE08030240

New River Trading Post
Condominium Association Inc
330 Southwest 2 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 5/23/08 and certified mail sent to the registered agent was accepted on 5/22/08.

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

THERE ARE SEVERAL BANNER SIGNS AFFIXED TO THE BUILDING.

Complied:
47-22.9

Officer Gottlieb stated the owner had phoned her to report that the property was now in compliance, but she must reinspect to verify this. She presented photos of the property and the case file and recommended ordering compliance with 47-22.3.C within 14 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance with 47-22.3.C within 14 days or a fine of \$50 per day.

Case: CE08030863

Pauline Campbell &
Ina Cunningham
3687 Southwest 1 Street

Stipulated agreement

Violations:
18-27(a)

THERE IS TRASH AND DEBRIS ON THE PROPERTY INCLUDING, BUT NOT LIMITED TO A CART, DOOR AND TOILET.

9-280(b)

THERE ARE BROKEN WINDOWS ON THE STRUCTURE THAT ARE NOT WEATHERPROOF, WATERTIGHT OR RODENT PROOF.

9-281(b)

THERE IS AN UNLICENSED RED TOYOTA ON THE PROPERTY. THE CITY REQUESTS THE RIGHT TO TOW AS THE VEHICLE POSES A THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

9-308(b)

THE ROOF IS MISSING MOST OF THE SHINGLES AND HAS BEEN LEFT PARTIALLY FINISHED, CAUSING IT TO BE SUSCEPTIBLE TO THE ELEMENTS AND NOT COVERED WITH THE REQUIRED DURABLE COVERING.

Complied:

9-313(a)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 18-27(a) within 2 weeks or a fine of \$25 per day, 9-281(b) within 2 weeks or a fine of \$25 per day with the right to tow the red Toyota, and 9-280(b) and 9-308(b) within 6 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 18-27(a) within 2 weeks or a fine of \$25 per day, 9-281(b) within 2 weeks or a fine of \$25 per day with the right to tow the red Toyota, and 9-280(b) and 9-308(b) within 6 weeks or a fine of \$25 per day, per violation.

Case: CE08032115

Roy Campbell
1160 Tennessee Avenue

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

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

9-281(b)

THERE IS AN UNLICENSED DARK GRAY MAZDA AND A WHITE NISSAN PARKED AT THIS ADDRESS.

9-304(b)

THERE ARE VEHICLES PARKING ON A DIRT OR GRASS SURFACE.

Officer Gottlieb stated the owner had phoned to tell her that the property was complied, but upon her reinspection it was not. She presented photos of the property and the

case file and recommended ordering compliance with 9-281(b) within 14 days or a fine of \$100 per day with the right to tow the grey Mazda and the white Nissan, and 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 9-281(b) within 14 days or a fine of \$100 per day with the right to tow the grey Mazda and the white Nissan, and with 9-304(b) within 14 days or a fine of \$25 per day.

Case: CE08031949

New Daniel Investments LLC
3001 North Ocean 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. Mario Sotolongo, Code Enforcement Officer, testified to the following violation:
9-280(b)

THERE IS ROOFING MATERIAL LOOSE AND HANGING FROM
THE SIDE OF THE BUILDING.

Officer Sotolongo stated the owner was not returning his calls. He presented photos of the property and the case file and recommended ordering compliance within 35 days or a fine of \$50 per day.

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

Case: CE08010796

John Little
2070 Northwest 30 Avenue

Mr. McKelligett announced that service was via posting on the property on 5/12/08 and at City Hall on 5/22/08.

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

THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT
THE PROPERTY. THE PROPERTY HAS BECOME OVERGROWN,
INCLUDING THE SWALE, AND HAS NOT BEEN MAINTAINED.

9-280(b)

THERE IS A BROKEN WINDOW PANE ON THE FRONT OF THE
STRUCTURE AND THE FRONT DOOR FRAME IS IN
DISREPAIR.

Officer Hull presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$25 per day and with 9-280(b) within 28 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 and with 9-280(b) within 28 days or a fine of \$25 per day.

Case: CE08021759

Stipulated agreement

Christopher Gaddy
2333 Northwest 14 Court

Mr. McKelligett announced that service was via posting on the property on 5/12/08 and at City Hall on 5/22/08.

Violations:

18-27(a)

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

47-19.2.II.4.a.

THERE IS AN A.S.A.P. PORTABLE STORAGE UNIT ON THE PROPERTY WHICH HAS BEEN THERE FOR MORE THAN 14 DAYS.

9-304(b)

THERE IS A GRAY PICK-UP TRUCK, UNKNOWN MAKE AND MODEL AND A WHITE VEHICLE, UNKNOWN MAKE AND MODEL, PARKED IN THE BACKYARD ON THE GRASS.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply all violations within 14 days or a fine of \$25 per day, per violation.

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

Case: CE08040423

Aurora Loan Services LLC
2099 Northwest 26 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 5/27/08 and certified mail sent to the registered agent was accepted on 5/23/08.

Mr. Todd Hull, Code Enforcement Officer, testified to the following violation:

9-328(b)

THE BUILDING'S DOORS AND WINDOWS HAVE BEEN PARTIALLY BOARDED WITHOUT FIRST OBTAINING A CITY ISSUED BOARD-UP CERTIFICATE.

Officer Hull stated the property was recently foreclosed on and the bank had boarded the property. The Certificate had been issued, but had not yet passed final inspection. He presented photos of the property and the case file and recommended ordering compliance within 28 days or a fine of \$25 per day.

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

Case: CE08042164

EJC Investments LLC
1101 West Prospect Road

Mr. McKelligett announced that certified mail sent to the owner was accepted on 5/28/08 and certified mail sent to the registered agent was accepted on 5/28/08.

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

THERE IS LAWN/PLANT OVERGROWTH PRESENT AND THIS PROPERTY IS LITTERED WITH TRASH, RUBBISH AND DEBRIS.

47-19.4.D.1.

THERE IS A DUMPSTER ON THIS PROPERTY THAT IS REQUIRED TO BE ENCLOSED IN A DUMPSTER ENCLOSURE, BUT THERE IS NO DUMPSTER ENCLOSURE PRESENT.

9-304(b)

THERE ARE VEHICLES BEING PARKED ON GRASS COVERED SURFACES ON THE PROPERTY, SPECIFICALLY A PURPLE OLDSMOBILE CUTLASS SUPREME ON THE LEFT SIDE YARD.

Complied:

9-280(b)

9-281(b) DV

Officer Viscusi presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 47-19.4.D.1. and 9-304(b) within 4 weeks or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a), 47-19.4.D.1. and 9-304(b) within 4 weeks or a fine of \$50 per day, per violation.

Case: CE08030882

Deutsche Bank National
Trust Company Trustee
3260 Northwest 63 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 5/22/08.

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violations:

9-280(b)

THE ENTIRE ROOF ON THE HOME ON THIS PROPERTY IS COVERED WITH A BLUE TARP. THE ROOF IS IN GENERAL DISREPAIR.

9-280(h)(1)

THERE IS A WOOD FENCE ON THIS PROPERTY THAT IS MISSING SEVERAL SECTIONS/SLATS AND IS IN GENERAL DISREPAIR.

Complied:

18-27(a)

Withdrawn:

9-308(c)

Officer Viscusi presented photos of the property and the case file and recommended ordering compliance with 9-280(b) and 9-280(h)(1) within 4 weeks or a fine of \$25 per day, per violation.

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

Case: CE08041171

Terrence Craig

6401 Northwest 34 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 5/14/08.

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

18-27(a)

THERE IS TRASH, RUBBISH AND DEBRIS CONSISTING OF TREE DEBRIS, TIRES, WOOD, ETC.

Officer Viscusi presented photos of the property and the case file and recommended ordering compliance within 4 weeks or a fine of \$25 per day.

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

Case: CE08030224

Vincent Matraxia

1028 Northwest 3 Avenue

Mr. McKelligett announced that service was via posting on the property on 5/12/08 and at City Hall on 5/22/08.

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

THE PARKING LOT HAS MISSING OR BROKEN WHEEL STOPS AND FADED STRIPING. THE PARKING LOT HAS NOT BEEN MAINTAINED AND IS IN GENERAL DISREPAIR.

9-280(b)

THERE ARE BROKEN AND INOPERABLE WINDOWS AND DOORS ON THE BUILDING THAT ARE NOT WEATHER, WATERTIGHT, AND RODENT PROOF.

9-280(h)(1)

THE CHAIN LINK FENCE ON THE PROPERTY HAS BENT RAILS AND IS IN GENERAL DISREPAIR.

9-306

THE SIDEWALK ON THE NORTH SIDE OF THE PROPERTY LEADING TO THE BACK YARD IS CRACKED AND IS IN GENERAL DISREPAIR.

9-313(a)

THE REQUIRED NUMERICAL ADDRESS IS MISSING NUMBERS AND IS NOT VISIBLE FROM THE STREET.

9-323(a)

THIS VACANT BUILDING HAS BEEN UNOCCUPIED FOR AN UNREASONABLE PERIOD OF TIME AND IS AN INVITATION TO CRIMINALS AS A TEMPORARY ABODE WHERE FREQUENT ILLEGAL CONDUCT HAS OCCURRED. THE BUILDING INVITES THE DUMPING OF GARBAGE AND THE CONGREGATION OF UNAUTHORIZED PERSONS. THE BUILDING CONTRIBUTES TO THE GROWTH OF BLIGHT AND COULD DEPRESS THE MARKET VALUES OF THE SURROUNDING PROPERTIES AND NECESSITATES ADDITIONAL GOVERNMENTAL SERVICES. THE BUILDING IS AN UNHEALTHY AND UNSAFE CONDITION AND IS INTERFERING WITH THE USE AND ENJOYMENT OF NEIGHBORING PROPERTIES AND IS A PUBLIC NUISANCE.

9-328(a)

THE PROPERTY IS CURRENTLY OPEN AND ABANDONED ALLOWING ACCESS TO THE INTERIOR BY UNAUTHORIZED PERSONS.

Complied:

9-281(b)

Officer Williams presented photos of the property and the case file and recommended ordering compliance with 47-20.20.H., 9-280(b), 9-280(h)(1) and 9-306 within 10 days or a fine of \$100 per day, per violation, with 9-313(a) within 10 days or a fine of \$25 per day, with 9-323(a) within 10 days or a fine of \$250 per day and with 9-328(a) within 10 days or a fine of \$250 per day with the right to board the property.

Ms. Tell found in favor of the City and ordered compliance with 47-20.20.H., 9-280(b), 9-280(h)(1) and 9-306 within 10 days or a fine of \$100 per day, per violation, with 9-313(a) within 10 days or a fine of \$25 per day, with 9-323(a) within 10 days or a fine of \$250 per day and with 9-328(a) within 10 days or a fine of \$250 per day with the right to board the property.

Case: CE08030115

Jose Rodriguez
1244 Northeast 2 Avenue

Mr. McKelligett announced that service was via posting on the property on 5/12/08 and at City Hall on 5/22/08.

Ms. Kimberly Williams, Code Enforcement Officer, testified to the following violations:
9-323(a)

THIS VACANT BUILDING HAS BEEN UNOCCUPIED FOR AN UNREASONABLE PERIOD OF TIME AND IS AN INVITATION TO CRIMINALS AS A TEMPORARY ABODE WHERE FREQUENT ILLEGAL CONDUCT HAS OCCURRED. THE BUILDING INVITES THE DUMPING OF GARBAGE AND THE CONGREGATION OF UNAUTHORIZED PERSONS. THE BUILDING CONTRIBUTES TO THE GROWTH OF BLIGHT AND COULD DEPRESS THE MARKET VALUES OF THE SURROUNDING PROPERTIES AND NECESSITATES ADDITIONAL GOVERNMENTAL SERVICES. THE BUILDING IS IN AN UNHEALTHY AND UNSAFE CONDITION AND IS INTERFERING WITH THE USE AND ENJOYMENT OF NEIGHBORING PROPERTIES AND IS A PUBLIC NUISANCE.

9-328(a)

VACANT BUILDING IS OPEN AND ABANDONED. REAR SLIDING GLASS DOORS ARE OPEN, ALLOWING ACCESS BY UNAUTHORIZED PERSONS.

Complied:
18-27(a)
9-280(b)

Officer Williams presented photos of the property and the case file and recommended ordering compliance with 9-323(a) within 10 days or a fine of \$250 per day and with 9-328(a) within 10 days or a fine of \$250 per day with the right to board the property.

Ms. Tell found in favor of the City and ordered compliance with 9-323(a) within 10 days or a fine of \$250 per day and with 9-328(a) within 10 days or a fine of \$250 per day with the right to board the property.

Case: CE08031918

Celestin & Viergeline Mercidieu
1026 Northwest 3 Avenue

Mr. McKelligett announced that service was via posting on the property on 5/12/08 and at City Hall on 5/22/08.

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

PROPERTY AND SWALE ARE OVERGROWN AND LITTERED WITH TRASH AND DEBRIS.

9-306

THERE IS BARE WOOD ON FASCIA BOARD. THE SOFFIT ON NORTHEAST CORNER OF BUILDING IS IN DISREPAIR AND THE PAINT IS DIRTY AND NOT MAINTAINED IN A CLEAN MANNER.

9-307(a)

REAR UTILITY DOOR IS OFF THE HINGES AND IN DISREPAIR. THERE ARE BROKEN AND INOPERABLE WINDOWS.

9-308(b)

THERE IS TRASH AND DEBRIS ON THE ROOF.

Officer Williams presented photos of the property and the case file and recommended ordering compliance with all violations within 10 days or a fine of \$100 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with all violations within 10 days or a fine of \$100 per day, per violation.

Case: CE08032103

Celestin & Viergeline Mercidieu
1026 Northwest 3 Avenue

Mr. McKelligett announced that service was via posting on the property on 5/12/08 and at City Hall on 5/22/08.

Ms. Kimberly Williams, Code Enforcement Officer, testified to the following violations:
9-280(b)

THE WINDOWS ARE NOT WEATHER, WATERTIGHT, OR RODENT PROOF. THERE ARE BROKEN AND INOPERABLE WINDOWS WITH MISSING SCREENS.

9-280(f)

PLUMBING NOT MAINTAINED IN GOOD SANITARY WORKING CONDITION. THERE IS A WHITE PIPE ON THE SOUTH SIDE OF BUILDING THAT IS SEVERELY LEAKING.

9-280(g)

THERE ARE EXTERIOR ELECTRICAL ACCESSORIES NOT MAINTAINED IN GOOD SAFE WORKING CONDITION. EXTERIOR FIXTURES IN DISREPAIR OR MISSING BULBS.

Withdrawn:

18-27(a)

Officer Williams presented photos of the property and the case file and recommended ordering compliance with 9-280(b), 9-280(f) and 9-280(g) within 10 days or a fine of \$100 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 9-280(b), 9-280(f) and 9-280(g) within 10 days or a fine of \$100 per day, per violation.

Case: CE08032044

Jean Gabelus Pierre-Paul
1021 Northwest 3 Avenue

Mr. McKelligett announced that service was via posting on the property on 5/12/08 and at City Hall on 5/22/08.

Ms. Kimberly Williams, Code Enforcement Officer, testified to the following violations:

9-278(g)

THERE ARE TORN AND MISSING SCREENS ON THE WINDOWS. THE SCREENS ARE NOT ADEQUATE PROTECTION AGAINST MOSQUITOES, FLIES AND OTHER INSECTS.

9-280(b)

THERE ARE BROKEN AND INOPERABLE WINDOWS WITH CRACKED WINDOW PANES ON THE BUILDING. THE WINDOWS ARE NOT WEATHERPROOF, WATERTIGHT OR RODENT PROOF.

9-280(g)

THERE ARE BROKEN AND INOPERABLE ELECTRICAL FIXTURES ON THE BUILDING. THERE ARE MISSING BULBS AND MISSING AND BROKEN GLOBES ON THE OUTDOOR FIXTURES.

9-306

THERE IS CHIPPED, FADED, DIRTY, AND MILDEW STAINED PAINT ON THE BUILDING.

9-313(a)

EXISTING BUILDING SHALL HAVE THE NUMERICAL ADDRESS NUMBERS PLACED PLAINLY LEGIBLE AND IN A VISIBLE AREA FROM THE STREET OR ROAD FRONTING PROPERTY.

9-323(a)

THIS VACANT BUILDING HAS BEEN UNOCCUPIED FOR AN UNREASONABLE PERIOD OF TIME AND IS AN INVITATION TO CRIMINALS AS A TEMPORARY ABODE WHERE FREQUENT ILLEGAL CONDUCT HAS OCCURRED. THE BUILDING INVITES THE DUMPING OF GARBAGE AND THE CONGREGATION OF UNAUTHORIZED PERSONS. THE BUILDING CONTRIBUTES TO THE GROWTH OF BLIGHT AND COULD DEPRESS THE MARKET VALUES OF THE SURROUNDING PROPERTIES AND NECESSITATES ADDITIONAL GOVERNMENTAL SERVICES. THE BUILDING IS AN UNHEALTHY AND UNSAFE CONDITION AND IS INTERFERING WITH THE USE AND ENJOYMENT OF NEIGHBORING PROPERTIES AND IS A PUBLIC NUISANCE.

9-328(a)

THE PROPERTY IS CURRENTLY OPEN AND ABANDONED ALLOWING ACCESS TO THE INTERIOR BY UNAUTHORIZED PERSONS.

Officer Williams presented photos of the property and the case file and recommended ordering compliance with 9-278(g), 9-280(b), 9-280(g) and 9-306 within 14 days or a fine of \$100 per day, per violation, with 9-313(a) within 14 days or a fine of \$25 per day, with 9-323(a) within 14 days or a fine of \$250 per day and with 9-328(a) within 14 days or a fine of \$250 per day with the right to board the property.

Ms. Tell found in favor of the City and ordered compliance with 9-278(g), 9-280(b), 9-280(g) and 9-306 within 14 days or a fine of \$100 per day, per violation, with 9-313(a) within 14 days or a fine of \$25 per day, with 9-323(a) within 14 days or a fine of \$250 per day and with 9-328(a) within 14 days or a fine of \$250 per day with the right to board the property.

Case: CE08031953

Lavoris Kelly
1242 Northeast 2 Avenue

Mr. McKelligett announced that service was via posting on the property on 5/12/08 and at City Hall on 5/22/08.

Ms. Kimberly Williams, Code Enforcement Officer, testified to the following violations:

9-323(a)

THIS VACANT BUILDING HAS BEEN UNOCCUPIED FOR AN UNREASONABLE PERIOD OF TIME AND IS AN INVITATION TO CRIMINALS AS A TEMPORARY ABODE WHERE FREQUENT ILLEGAL CONDUCT HAS OCCURRED. THE BUILDING INVITES THE DUMPING OF GARBAGE AND THE CONGREGATION OF UNAUTHORIZED PERSONS. THE BUILDING CONTRIBUTES TO THE GROWTH OF BLIGHT AND COULD DEPRESS THE MARKET VALUES OF THE SURROUNDING PROPERTIES AND NECESSITATES ADDITIONAL GOVERNMENTAL SERVICES. THE BUILDING IS IN AN UNHEALTHY AND UNSAFE CONDITION AND IS INTERFERING WITH THE USE AND ENJOYMENT OF NEIGHBORING PROPERTIES AND IS A PUBLIC NUISANCE.

9-328(a)

VACANT BUILDING IS OPEN AND ABANDONED. REAR SLIDING GLASS DOORS ARE OPEN ALLOWING ACCESS BY UNAUTHORIZED PERSONS.

Officer Williams presented photos of the property and the case file and recommended ordering compliance with 9-323(a) within 14 days or a fine of \$250 per day and with 9-328(a) within 14 days or a fine of \$250 per day with the right to board the property.

Ms. Tell found in favor of the City and ordered compliance with 9-323(a) within 14 days or a fine of \$250 per day and with 9-328(a) within 14 days or a fine of \$250 per day with the right to board the property.

Case: CE08021152
Royal Palm Plaza LLC
424 West Sunrise Boulevard

Stipulated agreement

Violation:
47-20.20.H.

THE PARKING AREA OF THE PROPERTY IS NOT BEING MAINTAINED. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS LOOSE AND MISSING IN SOME AREAS.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 91 days or a fine of \$50 per day.

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

Case: CE08021163
Royal Palm Plaza LLC
424 West Sunrise Boulevard

Stipulated agreement

Violations:

47-20.20.H.

THE PARKING AREA OF THE PROPERTY IS NOT BEING MAINTAINED. THERE ARE CRACKS, POTHOLES AND ASPHALT TOP COAT IS LOOSE AND MISSING IN SOME AREAS.

9-305(a)

THERE ARE TREE BRANCHES ENCROACHING ON SIDEWALK, RIGHT-OF-WAY, ON THE WEST SIDE OF PROPERTY.

Complied

47-19.9

24-28(c)

47-19.4.D.8

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 47-20.20.H. and 9-305(a) within 91 days or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 47-20.20.H. and 9-305(a) within 91 days or a fine of \$50 per day, per violation.

Case: CE08021188
Royal Palm Plaza LLC
424 West Sunrise Boulevard

Stipulated agreement

Violations:

47-19.9

THERE IS OUTDOOR STORAGE ON THE PROPERTY INCLUDING, BUT NOT LIMITED TO CHAIN-LINK FENCE WITH POSTS, BRICKS AND FENCE SECTIONS.

47-20.20.H.

THE PARKING AREA OF THE PROPERTY IS NOT BEING MAINTAINED. THERE ARE CRACKS, POTHOLES AND ASPHALT TOP COAT IS LOOSE AND MISSING IN SOME AREAS.

Complied:

47-20.20.G.

47-20.7.A.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 47-19.9 and 47-20.20.H. within 91 days or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 47-19.9 and 47-20.20.H. within 91 days or a fine of \$50 per day, per violation.

Case: CE08021367

Washington Mutual Bank
923 Northwest 4 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 5/9/08.

Mr. Leonard Champagne, Code Enforcement Officer, testified to the following violations:
47-20.20.H.

THE PARKING AREA ON THE PROPERTY IS NOT BEING
MAINTAINED.

9-280(h)(1)

THE WOODEN GATE ON THE FRONT OF THE PROPERTY AND
NORTH SIDE OF THE PROPERTY IS IN DISREPAIR ALONG
WITH CHAIN-LINK FENCE ON BACK OF PROPERTY.

9-328(b)

THE WINDOWS ON THE PROPERTY ARE BOARDED WITHOUT A
CURRENT AND VALID BOARDING CERTIFICATE.

Complied;

9-280(b)

Officer Champagne presented photos of the property and the case file and recommended ordering compliance with 47-20.20.H. and 9-280(h)(1) within 14 days or a fine of \$25 per day, per violation and with 9-328(b) within 28 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance with 47-20.20.H. and 9-280(h)(1) within 14 days or a fine of \$25 per day, per violation and with 9-328(b) within 28 days or a fine of \$50 per day.

Case: CE08030511

Stipulated agreement

Housing Authority of the
City of Fort Lauderdale
712 Northwest 4 Avenue

Violation:

47-20.20.H.

THERE IS A PARKING LOT NOT MAINTAINED ON THIS
RENTAL PROPERTY. THERE ARE AREAS WITH OIL AND

DIRT STAINS, PARKING LOT IN NEED OF RESURFACE AND
RE-STRIPING.

Complied:
18-27(a)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 47-20.20.H. within 42 days or a fine of \$25 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 47-20.20.H. within 42 days or a fine of \$25 per day.

Case: CE08040346

Castella Williams
1712 Northwest 18 Street

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

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:
24-27(b)

THE TRASH RECEPTACLES ARE PLACED IMPROPERLY BY THE
ROADSIDE AT ALL TIMES AND NEVER MOVED BEHIND
BUILDING LINE OR SCREENED FROM VIEW.

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

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

Case: CE08032025

Washington Mutual Bank
912 Southwest 15 Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 5/23/08.

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

THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT
THE PROPERTY INCLUDING, BUT NOT LIMITED TO OLD
FURNITURE AND MISCELLANEOUS ITEMS.

47-20.20.H.

THE ASPHALT PARKING AREA IS IN DISREPAIR AND IS IN
NEED OF RESURFACING, PARKING STRIPES AND
WHEEL STOPS.

- 9-280(b) THERE ARE CRACKED STAIRCASES ON THIS BUILDING WHICH COULD BECOME HAZARDOUS.
- 9-306 THERE IS CHIPPED, FADED AND MILDEW STAINED PAINT ON THE BUILDING AND FASCIA BOARD.
- 9-308(a) THE ROOF ON THIS PROPERTY IS IN DISREPAIR INCLUDING, BUT NOT LIMITED TO BROKEN TILE. ROOF IS NOT IN A SAFE, WATERTIGHT CONDITION.
- 9-308(b) THE ROOF ON THIS PROPERTY IS NOT MAINTAINED IN A CLEAN CONDITION, INCLUDING, BUT NOT LIMITED TO DIRTY AND STAINED ROOF TILE.

Complied:
47-19.9
9-280(f)

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 10 days or a fine of \$100 per day, with 47-20.20.H., 9-280(b), 9-306, 9-308(a) and 9-308(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) within 10 days or a fine of \$100 per day, with 47-20.20.H., 9-280(b), 9-306, 9-308(a) and 9-308(b) within 35 days or a fine of \$100 per day, per violation.

Case: CE08020585

Haim Bazelnov
260 Southwest 20 Avenue

Mr. McKelligett announced that service was via posting on the property on 5/13/08 and at City Hall on 5/22/08.

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

- 18-27(a) THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.
- 9-281(b) THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THIS PROPERTY.
- 9-306 THERE IS CHIPPED, FADED AND MILDEW STAINED PAINT ON THE BUILDING AND FASCIA BOARD.

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 18-27(a) and 9-281(b) within 10 days or a fine of \$50 per day, per violation 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) and 9-281(b) within 10 days or a fine of \$50 per day, per violation and with 9-306 within 35 days or a fine of \$50 per day.

Case: CE07060882

Vacate order of 3/20/08

Jorge Cimitier & Beverly Lewis
353 Southwest 19 Avenue

Mr. McKelligett stated this was a request to vacate the order dated 3/20/08.

Ms. Tell vacated the order.

Case: CE07110475

Hearing to Impose fine

Mark Hirsch
2000 Southwest 16 Court

Ms. Paris announced that this case was first heard on 4/17/08 to comply by 5/1/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City was requesting imposition of an \$8,500 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$8,500 fine with fines continuing to accrue until complied.

Case: CE07100566

Hearing to Impose fine

Woodrow Green
1040 Northwest 23 Terrace

Ms. Paris announced that this case was first heard on 12/20/07 to comply by 1/3/08. Ms. Paris recited violations, compliance dates and potential fines, and extensions to the compliance deadline that had been granted since the case was first heard, and stated the property was complied and the City recommended no fines be imposed.

Ms. Tell imposed no fine.

Case: CE08020886

Hearing to Impose fine

Deutsche Bank Trust Co Trustee
1009 Southeast 7 Street

Ms. Paris announced that this case was first heard on 4/17/08 to comply by 4/27/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City

was requesting imposition of a \$9,500 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$9,500 fine with fines continuing to accrue until complied.

Case: CE08011083 Hearing to Impose fine
Riverside Breezes Condo Association
1429 Southwest 9 Street

Ms. Paris announced that this case was first heard on 4/17/08 to comply by 5/1/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$400 fine.

Ms. Tell imposed the \$400 fine.

Case: CE08020583 Hearing to Impose fine
Rudolph Herman & Michael Stearns
1986 Southwest 28 Lane

Ms. Paris announced that this case was first heard on 4/17/08 to comply by 5/1/08. Ms. Paris 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: CE08010230 Hearing to Impose fine
William Mason
2265 Southwest 14 Court

Ms. Paris announced that this case was first heard on 4/3/08 to comply by 4/17/08. Ms. Paris 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 with fines continuing to accrue until complied.

Case: CE08021232 Hearing to Impose fine
Phillip Brown
2886 Northeast 26 Place

Ms. Paris announced that this case was first heard on 4/17/08 to comply by 5/1/08. Ms. Paris 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: CE08030047 Hearing to Impose fine
Deutsche Bank National Trust Co Trustee
605 Northwest 14 Terrace

Ms. Paris announced that this case was first heard on 4/17/08 to comply by 4/27/08. Ms. Paris recited violations, compliance dates and potential fines, and stated the City was requesting imposition of \$1,900 in fines, plus \$1,332.90 in board up costs, plus \$117 in administrative costs for a total of \$3,349.90.

Ms. Tell imposed the \$3,349.90 total fine.

Case: CE07120862 Request to vacate order of 3/6/08
and reimpose fine
Inesse Laroche
1220 Northwest 6 Court

Mr. McKelligett announced that this case was first heard on 2/7/08 to comply by 2/21/08. Mr. McKelligett explained that on 3/6/08, the Special Magistrate had imposed a \$950 fine [reduced from \$2,500]. He requested Ms. Tell vacate that order and reimpose a \$950 fine plus \$495.26 board up costs plus \$117.00 administrative costs for a total of \$1,562.26.

Ms. Tell vacated the order and imposed the \$1,562.26 fine.

Case: CE08030210 Hearing to Impose fine
U S Bank National Association Trustee
1619 Northwest 6 Place

Ms. Paris announced that this case was first heard on 4/17/08 to comply by 4/27/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$3,500 fine.

Ms. Tell imposed the \$3,500 fine.

Case: CE08030450 Hearing to Impose fine
DLJ Mortgage Capital Inc
C/O Fidelity/Select Portfolio Services
1212 Northwest 7 Street

Ms. Paris announced that this case was first heard on 4/17/08 to comply by 4/27/08. She recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$3,500 fine.

Ms. Tell imposed the \$3,500 fine.

Case: CE07120759

Hearing to Impose fine

Linpro Commerce Center Property
3541 Northwest 53 Court

Ms. Paris announced that this case was first heard on 3/20/08 to comply by 4/24/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$6,150 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$6,150 fine with fines continuing to accrue until complied.

Case: CE07090497

Hearing to Impose fine

Linda Polizzi
4881 Northwest 9 Terrace

Ms. Paris announced that this case was first heard on 3/6/08 to comply by 5/8/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,350 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$1,350 fine with fines continuing to accrue until complied.

Case: CE07120336

Hearing to Impose fine

Elizabeth McCool
6980 Northwest 30 Avenue

Ms. Paris announced that this case was first heard on 4/3/08 to comply by 5/1/08. Ms. Paris 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: CE07010554

Request to vacate order of 2/21/08

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

Ms. Paris stated this was a request to vacate the order dated 2/21/08.

Ms. Tell vacated the order.

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:

CE08022059	CE08022045	CE07120157	CE08050289
CE08050290	CE08030246	CE08030314	CE08021520
CE08040053	CE08041606	CE08041911	CE08040334
CE08040354	CE08040511	CE08040965	CE06040495
CE08030685	CE08040479	CE08030420	CE08030728
CE08041202	CE08041260	CE08021055	CE08040540
CE08050532	CE08040016	CE08040539	CE08041519
CE07090601	CE08020812	CE08050207	CE08050285
CE08050287	CE08050315	CE08050325	CE08050326
CE08050389	CE08050412	CE08010720	CE08011135
CE07100567	CE08021374	CE08021812	CE08030556
CE08022022	CE08021417	CE08040764	CE06010380

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:

CE08040528	CE08050506	CE08050421	CE08030439
CE08042149	CE08050402	CE08030152	CE08031738
CE08040547	CE08040851	CE08041255	CE08040750

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:

CE08031657	CE08020917	CE08050044	CE08050121
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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:

CE08040094	CE08041959	CE08050019	CE08021602
CE08030523	CE08041312	CE08031764	CE08021911
CE07090348	CE08010733		

There being no further business, the hearing was adjourned at 1:36 p.m.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services