

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
ROSE-ANN FLYNN PRESIDING
JUNE 19, 2008
9:00 A.M. – 11:50 A.M.**

Staff Present:

Mary Allman, Secretary Special Magistrate
Sue Manning, Secretary, Special Magistrate
Diana Cahill, Clerk III
Brian McKelligett, Clerk of Special Magistrate Supervisor
Dee Paris, Administrative Aide
Peggy Burks, Code Enforcement Supervisor
Ginger Wald, Assistant City Attorney
Stephanie Bass, Code Enforcement Officer
Leonard Champagne, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Aretha Davis, Code Enforcement Officer
Alejandro Del Rio, Code Enforcement Officer
Dick Eaton, Code Enforcement Officer
Adam Feldman, Code Enforcement Officer
Karl Lauridsen, Landscape Officer
Todd Hull, Code Enforcement Officer
Mary Rich, Code Enforcement Officer
Wanda Sappington, Code Enforcement Officer
Ursula Thime, Code Enforcement Officer
Barbara Urow, Code Enforcement Officer
Salvatore Viscusi, Code Enforcement Officer
Kimberly Williams, Code Enforcement Officer

Respondents

CE08031824: Richard Downing, owner's representative
CE08020357: Glenn Powell, owner
CE07061779: Robert Powell, owner
CE08031533: Ben Lewis, property manager
CE08040758: Steven Bader, owner
CE08030938: Gustavo Usandizaga, owner
CE07090594: Jorge Berlingeri, owner's representative
CE07100260: Helen Dunsford, owner
CE07110030: Jeron Linder, owner
CE08050949: Miguel Milian, owner; James Benjamin, owner's attorney
CE07100941: Virgil Bolden, owner; Dwight McKinzie, contractor
CE08020210: Charles Cox, landscaper; George Randolph, owner's representative; Luiz Santos, owner's representative

CE07120610: Nerissa Spannos, realtor
CE08021707: Bruce Toski, owner
CE07121030; CE08010122: William Hagerty, realtor
CE08010315: Pearl Hicks, owner's daughter; Michael Mann, owner's grandson
CE07101398: Louis Boni, general contractor; Mark Stevenson, property manager
CE08010423: Bruce Boddie, owner
CE07091245: Neil Schiller, attorney
CE07071391L 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: CE06081310

Hearing to impose fine

KCH Holdings LLC
1790 East Commercial Boulevard

Ms. Paris announced that this case was first heard on 1/4/07 to comply by 9/1/07. Ms. Paris 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 \$15,400 fine.

Mr. John Seiler, attorney, explained that he had been retained last fall, and stated his client had spent "considerable sums of money" to bring the property into compliance. He said there was one violation listed about which his client had never been notified. Mr. Seiler presented a copy of the original Notice of Violation, and noted that it was not until February that the bullet holes in the windows were stated as a violation by the City. Mr. Seiler claimed his client had been fined for the bullet holes dating back to the original notice date.

Mr. Adam Feldman, Code Enforcement Officer, stated the inspector had complied the property as of June 10, 2008 and requested the full fine amount be imposed. Since he was not the original inspector, he could not say whether the bullet hole violation was added later on in the case.

Ms. Flynn imposed no fine.

Case: CE07110030

Ordered to reappear

C. & Hattie Bynes
1061 Northwest 25 Avenue

Ms. Paris announced that this case was first heard on 3/20/08 to comply by 5/8/08. Ms. Paris recited violations, compliance dates and potential fines and listed extensions to the compliance deadline that had been granted since the case was first heard.

Mr. Todd Hull, Code Enforcement Officer, explained that the property owners were elderly and unable to make repairs to the home. Officer Hull stated the respondent had informed him he was trying to obtain ownership of the home. At the May 15 hearing, the respondent was ordered to reappear at this hearing with his attorney.

Mr. Jeron Linder, the deceased owners' grandson, presented Ms. Flynn with paperwork from his attorney. He explained that the house had been abandoned for a few years and the children, who were all elderly, had signed the house over to Mr. Linder because they feared the City would "take the house for fines." He estimated it would take 90 days to make the repairs. Officer Hull recommended a 63-day extension for Mr. Linder to provide a progress report.

Ms. Flynn granted a 63-day extension to 8/21/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08020357
Glenn Powell & Mara Mendez
280 Southwest 20 Avenue

Hearing to impose fine

Ms. Paris announced that this case was first heard on 5/8/08 to comply by 5/13/08 and 5/22/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,500 fine.

Mr. Glenn Powell, owner, said he had been in contact with Officer Cross regarding the property all along. He described problems he encountered with the plumbing, and his efforts to pull the permit and get the work done in time.

Mr. Andre Cross, Code Enforcement Officer, confirmed that Mr. Powell had been in contact with him regarding progress at the property, and said Mr. Powell had tried his best to make the repairs.

Ms. Flynn imposed no fine.

Case: CE07091245
A.G. Realty Fort Lauderdale
3245 South Andrews Avenue

Hearing to impose fine

Ms. Paris announced that this case was first heard on 10/18/07 to comply by 1/17/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$488 fine for administrative costs [reduced from \$950].

Mr. Neil Schiller, attorney, explained that the gates for which the owner had been cited had existed for 30 years. The owner had investigated vacating the alleyway, but this had been denied. Mr. Schiller stated the owner had needed to remove some expensive equipment from behind the property prior to removing the gates.

Mr. Schiller informed Ms. Flynn that the original Code Enforcement officer had told him that the fence had been permitted in 1976. He asked Ms. Flynn not to impose the administrative fines, as his client was still pursuing a solution to the problem.

Mr. Dick Eaton, Code Enforcement Officer, said the City had determined that no gate had been permitted, and the owner had been ordered to pull a permit or remove the gate. Someone had complained about the gate when the owner kept it closed. Mr. Eaton requested the administrative fees, noting that seven inspectors had visited the property, and the case had been heard twice.

Ms. Flynn imposed the \$488 fine.

Case: CE08020210

Request for extension

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

Ms. Paris announced that this case was first heard on 3/6/08 to comply by 6/5/08. Ms. Paris recited violations, compliance dates and potential fines and stated the respondent was requesting an extension.

Darryl Randolph, the lessee's representative, stated they had an approved plan and a permit, and requested an extension while they solicited bids and had the work done.

Mr. Karl Lauridsen, Landscape Officer, did not object to an extension.

Mr. Luiz Santos, representative, asked for a copy of the original landscape plan, and Officer Lauridsen agreed to consult with Mr. Santos regarding this.

Ms. Flynn granted a 63-day extension to 8/21/08, during which time no fines would accrue.

Case: CE07101398

Hearing to impose fine

Lavi Limited Partnership
3041 Northwest 60 Street

Ms. Paris announced that this case was first heard on 2/7/08 to comply by 5/15/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City was requesting imposition of an \$850 fine which would continue to accrue until the property complied.

Mr. Sal Viscusi, Code Enforcement Officer, stated there were multiple dumpsters in need of enclosures on the property, and the property manager wanted time to pull permits and have the work done.

Mr. Mark Stevenson, property manager, described difficulties they were encountering with the dumpster. Mr. Louis Boni, general contractor, explained they were still working out the logistics of where to locate the enclosures. He estimated it would take 90 days to comply. Officer Viscusi recommended the respondent return in 90 days for a progress report.

Ms. Flynn granted a 91-day extension to 9/18/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08010315

Ordered to reappear

Eddie Wright
2911 Northwest 21 Street

Ms. Paris announced that this case was first heard on 2/21/08 to comply by 4/17/08. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard, and stated the City was requesting imposition of a \$450 fine which would continue to accrue until the property complied.

Mr. Todd Hull, Code Enforcement Officer, explained that the owner was deceased and the property was in probate. The owner's daughter was requesting an extension until she could get the property in her name.

Ms. Pearl Hicks, the owner's daughter, presented receipts for repairs she had made. She explained that she was now in a fight with another family member to gain control of the property. Ms. Hicks stated her attorney was also searching for another possible heir.

Ms. Flynn granted a 63-day extension to 8/21/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08010423

Ordered to reappear

Top Dog Real Estate Holdings
3063 Northwest 19 Street

Ms. Paris announced that this case was first heard on 3/20/08 to comply by 5/8/08. Ms. Paris recited violations, compliance dates and potential fines, and stated fines had accrued to \$1,025.

Mr. Todd Hull, Code Enforcement Officer, stated the owner was still in the process of painting the house.

Mr. Bruce Boddie, owner, said the weather was making it difficult to finish the painting and requested another 14 days.

Ms. Flynn granted a 28-day extension to 7/17/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE07100941

Hearing to impose fine

Virgil & Rosa Bolden
1227 Northwest 6 Street

Ms. Paris announced that this case was first heard on 2/7/08 to comply by 3/13/08. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard, and stated the City was requesting imposition of a \$1,650 fine which would continue to accrue until the property complied.

Mr. Virgil Bolden, owner, explained he had applied for a permit and the architect was addressing the City's comments on the plans.

Mr. Dwight McKinzie, contractor, said he had contacted Officer Cross regarding progress with the plans. He confirmed that the architect was working on the plans to re-submit. He estimated it would take 90 days to pull the permits and six months to a year to complete the work.

Mr. Andre Cross, Code Enforcement Officer, said the owner was waiting on the City; once the permits were issued, the property would be an active construction site and the board -up certificate would not be needed.

Mr. McKinzie felt it would take 60 days to get the permits.

Ms. Flynn granted a 63-day extension to 8/21/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08031533

Riverside Capital Holdings LLC
616 Southwest 14 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 6/2/08 and certified mail sent to the registered agent was accepted on 5/29/08.

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

THE DUMPSTER LIDS REMAIN OPEN AT ALL TIMES.

47-19.4.D.4

THE DUMPSTER ENCLOSURE IS IN DISREPAIR AS IN MISSING WOODEN SLATS. ALSO INCLUDING, BUT NOT LIMITED TO GATES REMAINING OPEN.

47-19.4.D.8.

THERE ARE PILES OF TRASH SCATTERED ABOUT THE
DUMPSTER ENCLOSURE OF THIS PROPERTY.

Complied:
9-280(f)

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 24-27(f), 47-19.4.D.4 and 47-19.4.D.8. within 28 days or a fine of \$100 per day, per violation.

Mr. Ben Lewis, property manager, stated the building across the street, 701 Southwest 14th Avenue, had no dumpsters or trash receptacles and took advantage of their dumpster, thus causing the trash problem. . Mr. Lewis said he had notified Code Enforcement about this problem described efforts made to prevent illegal use of their dumpster.

Officer Cross agreed that Mr. Lewis had tried to correct the problem, but noted that the violation still existed and must be addressed. Mr. Lewis said he had lodged a trespass warning with the Police Department, and had installed security cameras in the laundry rooms because the neighbors had destroyed those as well.

Ms. Flynn found in favor of the City and ordered compliance with 24-27(f), 47-19.4.D.4 and 47-19.4.D.8. within 28 days, by 7/17/08, or a fine of \$100 per day, per violation and ordered the respondent to reappear at that hearing.

Case: CE08031824

Janusz & Pamela Sendowski
4 Pelican Drive

Ms. Paris announced that certified mail sent to the owner was accepted on 5/28/08.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violations:
47-19.5.E.7.

THE CHAIN LINK FENCE IS IN DISREPAIR. VERTICAL
POLES ARE BENT. THE FENCE HAS HOLES AND IS
MISSING THE UPPER SUPPORT POLE.

47-34.1.A.1.

THERE IS A BOAT TRAILER AND OTHER MISCELLANEOUS
ITEMS STORED ON THIS VACANT LOT. THE STORAGE OF
THESE ITEMS REPRESENT AN UNPERMITTED LAND USE IN
ZONE RS 4.4. SEE TABLE 47-15.10.

Withdrawn:
9-280(h)(1)

Officer Thime presented photos of the property and the case file and recommended ordering compliance with 47-19.5.E.7. and 47-34.1.A.1. within 14 days or a fine of \$50 per day, per violation.

Mr. Richard Downing, the owner's representative, explained that the lot was under construction and these were construction materials. Once construction was complete, the contractor "may or may not" remove or repair the fence and would remove the material. Officer Thime said neighbors were complaining about the boat trailer stored on the property, and there were holes in the permanent chain link fence. She recommended all materials not pertinent to the construction be removed and the chain link fence be repaired or removed. .

Ms. Flynn found in favor of the City and ordered compliance with 47-19.5.E.7. and 47-34.1.A.1. within 14 days or a fine of \$50 per day, per violation.

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

Case: CE07121030

Hearing to impose fine

Investors Solutions LLC
2418 Andros Lane

Ms. Paris announced that this case was first heard on 5/8/08 to comply by 5/22/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,500 fine plus hard costs of \$320.39 for a total of \$1,820.39.

Ms. Barbara Urow, Code Enforcement Officer, stated a total of twelve inspections had been made at the property. She requested administrative costs plus hard costs for the board-up.

Mr. William Hagerty, realtor, reported the owners had walked away from the property. The mortgage holder had hired an electrician, a contractor and a plumber to begin work on the property.

Ms. Flynn imposed a \$600 fine.

Case: CE08010122

Hearing to impose fine

Investors Solutions LLC
2418 Andros Lane

Ms. Paris announced that this case was first heard on 3/20/08 to comply by 5/22/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$525 fine.

Ms. Barbara Urow, Code Enforcement Officer, stated a total of twelve inspections had been made at the property. She requested administrative costs on behalf of the City.

Ms. Flynn imposed a \$525 fine.

Case: CE08050949

Di-Mi Investments Corp
1135 South Federal Highway

Ms. Paris announced that this case was continued from 6/5/08.

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 said he had noticed the signs had been put back up without a permit on May 14, and were removed on May 29. He recommended ordering compliance within 35 days.

Mr. James Benjamin, attorney, stated the sign company had erected the signs without a permit. As soon as the owner was aware of the problem, he had the contractor remove the signs and re-apply for the permit. Mr. Benjamin requested 35 days to pull the permits. He agreed the signs would not go back up until the permits were issued.

Ms. Wald said this could be handled as a stipulated agreement that the owner would comply within 35 days. The City was agreeing to allow the owner to obtain the permit within that time and the matter of imposing the \$250 per day fine for the period for which the property was out of compliance would be addressed at a Massey Hearing.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 35 days or a fine of \$250 per day.

Case: CE07071391

Bay Colony Exxon Inc
5556 North Federal Highway

Ordered to reappear

Ms. Paris announced that this case was first heard on 11/15/07 to comply by 1/17/08. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard, and

stated the City was requesting imposition of a \$12,000 fine which would continue to accrue until the property complied.

Mr. Adam Feldman, Code Enforcement Officer, stated the owner had submitted an application for a demolition permit.

Mr. Larry Sazan, attorney, said they had been working to comply the property regarding soil contamination from the old gas station. They had removed the soil to comply the environmental issues and were now working on the City violations. He requested another 35 days. Officer Feldman did not object to an extension.

Ms. Flynn granted a 49-day extension to 8/7/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE07120610

Hearing to impose fine

GRP Loan LLC

1790 Northeast 49 Street

Ms. Paris announced that this case was first heard on 3/20/08 to comply by 5/15/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$550 fine.

Mr. Leonard Champagne, Code Enforcement Officer, confirmed compliance dates and requested imposition of the fine.

Ms. Nerissa Spannos, realtor, said they thought they would have the permits much sooner, but there had been delays with the contractor and with the sprinkler system.

Ms. Flynn imposed a \$400 fine.

Case: CE08021707

Request for extension

Bruce Toski

2361 Southwest 36 Terrace

Ms. Paris announced that this case was first heard on 5/15/08 to comply by 6/19/08. Ms. Paris recited violations, compliance dates and potential fines, and stated the respondent was requesting an extension.

Ms. Wald stated Mr. Toski had emailed her a Notice to Appeal on June 16 and she had confirmed with the Circuit Court that this had been filed. Ms. Wald advised Ms. Flynn to hear Mr. Toski's Motion to Stay as opposed to moving forward with the case.

Mr. Bruce Toski, owner, objected to Ms. Paris' reading of the original violations since half of these had been complied; he believed this would prejudice the Court. Mr. Toski asked Officer Feldman to explain how this case against his property had come to the special Magistrate in order to "clarify that they even have the right or standing to bring

this action against me in the first place.” Ms. Flynn stated she could only consider Mr. Toski’s Motion to Stay; what had happened in the past was not before her. Mr. Toski stated, “I don’t know that I technically agree with that” since his appeal had not been heard yet.

Ms. Wald reiterated that Mr. Toski’s motion had been filed, and said the only thing before Ms. Flynn today was either the request for an extension, or the Motion to Stay.

Ms. Flynn asked Mr. Toski, if he was requesting a Stay. Mr. Toski stated:

“Your Honor, whether I’m requesting a Stay, which I intended to do at the summation here, is once again, there’s nothing in this quasi-judicial hearing that keeps the City or you from closing this case before it drags out through the court system, whether it’s with a Stay, Motions for Declaratory Judgment, counterclaims and counter suits against the City. There’s nothing that’s keeping the City, although they seem to want to always get rid of me the minute I walk in here to try to talk to you, your Honor. There’s nothing that’s - and I’ve been here several times now, so I don’t know why I can’t get my day, I don’t want to say a day in court because this, well, we won’t get into that, Your Honor, but –

What is the problem? Why does this City have such a problem with addressing some questions? Now, let me say that I’ve had several of these questions that I want to ask, I’ve asked them by email. I’m fairly familiar with the public records law thing for the State of Florida. They basically told me they don’t have to answer questions; they don’t have to produce documents. In fact they haven’t produced the document, one critical document, your Honor, is, Mr. Adam Feldman when he first came to my property had a fire inspector in towed [sic] pursuant to the illegal trespass by my neighbor, which is another issue I wanted to discuss, and to this date, I’ve requested the report from the Fire Marshal, which started this whole thing and he hasn’t, I can’t even get a name out of him for the Fire Marshal. I’m going to need this information at some point in time. I’d like you to order him to give it to me since they so far have refused to do so.”

Ms. Flynn appreciated Mr. Toski’s frustration with the process, but explained that because he had already filed a Notice of Appeal, she could only consider granting an extension or a Stay.

Mr. Toski stated, “Why does that have to go first Your Honor? I asked for the hearing your Honor, and why is the City conducting the hearing on something that I asked for? It’s my right under the law to ask for the hearing in front of you as well it is theirs, yet when I ask for the hearing, the whole thing’s commandeered by everybody here and I don’t even get a chance to continue on.”

Ms. Flynn reiterated that Mr. Toski had made a request for an extension. She could either here that request, or, since Mr. Toski had filed a Notice of Appeal, she could stay the proceedings.

Mr. Toski stated, "So, you're refusing to have the City answer any of my questions at this point in time." Ms. Flynn stated this was not before her today.

Mr. Toski requested "a formal Stay of any actions and/or fines on my property until this legal issue is settled in a proper court in the Circuit Court." Ms. Wald did not object.

Ms. Flynn granted a Stay.

Case: CE07061779

Hearing to impose fine

Robert McAllister
541 East Dayton Circle

Ms. Paris announced that this case was first heard on 3/20/08 to comply by 4/3/08 and 5/22/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,600 fine which would continue to accrue until the property complied.

Ms. Mary Rich, Code Enforcement Officer, said she had been working with the owner toward compliance.

Mr. Robert McAllister, owner, stated he was working to purchase the hurricane windows.

Ms. Flynn granted a 63-day extension to 8/21/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08030938

Sole D'Lauderdale LLC
816 Northwest 3 Avenue

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

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION INCLUDING, BUT NOT LIMITED TO WIRES HANGING AND EXPOSED TO THE ELECTRICAL METER ON BACK OF THE PROPERTY, LIGHT FIXTURES WITH EXPOSED WIRES, WIRES HANGING FROM THE ROOF.

9-280(h)(1)

THERE IS A CHAIN-LINK FENCE IN DISREPAIR AT NORTH SIDE OF THIS VACANT PROPERTY, LEANING ON ONE SIDE AND WITH BROKEN, MISSING LINKS.

9-304(b)

THERE IS A GRAVEL DRIVEWAY AT NORTH SIDE OF THIS VACANT PROPERTY THAT IS NOT WELL-GRADED AND DUST-FREE, WITH WEEDS, GRASS GROWING INTO IT.

9-306

EXTERIOR OF STRUCTURE IS NOT MAINTAINED IN A SECURE, ATTRACTIVE MANNER ON THIS VACANT PROPERTY. THERE ARE STAINS ON WALLS, CHIPPED AND MISSING PAINT, HOLES AND CRACKS ON WALLS, STRUCTURAL PARTS INCLUDING, BUT NOT LIMITED TO FASCIA, SOFFITS ARE IN DISREPAIR AT FRONT AND BACK OF THE PROPERTY.

9-328(a)

THERE ARE WINDOW AT NORTH SIDE WITH TOP GLASS BROKEN AND DOOR ON BACK SIDE WIDE OPEN AND SEPARATE FROM FRAME ALLOWING ACCESS TO THE INTERIOR.

9-328(b)

THERE ARE WINDOWS AND OTHER OPENINGS COVER WITH WOOD BOARDS AROUND THIS PROPERTY AND WITHOUT CURRENT AND VALID BOARDING CERTIFICATE AS REQUIRED BY THIS ARTICLE.

Complied:

18-27(a)

9-278(e)

Officer Champagne presented photos of the property and the case file and recommended ordering compliance with 9-280(g), 9-280(h)(1), 9-304(b) and 9-306 within 14 days or a fine of \$25 per day, per violation, with 9-328(a) within 14 days or a fine of \$250 per day and with 9-328(b) within 14 days or a fine of \$100 per day.

Mr. Gustavo Usandizaga, owner, explained the project had been through the DRC process. He said they would apply for a building permit within 15 days and they planned to demolish the building and redevelop the property.

Officer Champagne said there was a big problem in this neighborhood with people entering this property for drug purposes. Mr. Usandizaga said they had been maintaining the property for two years by putting plywood over the windows.

Officer Champagne stated it was possible to perform an emergency board-up and apply for a certificate after the fact. He was concerned about safety issues at the property and wanted it properly boarded up immediately.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(g), 9-280(h)(1), 9-304(b) and 9-306 within 14 days or a fine of \$25 per day, per violation, with 9-328(a) within 14 days or a fine of \$250 per day and with 9-328(b) within 14 days or a fine of \$100 per day.

Case: CE07100260

Hearing to impose fine

W.J. & Helen Dunsford
910 Northwest 47 Court

Ms. Paris announced that this case was first heard on 2/7/08 to comply by 5/15/08. 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.

Mr. Sal Viscusi, Code Enforcement Officer, confirmed the violations still existed and there were no applications for a roof repair permit. He requested that the fine be imposed.

Ms. Helen Dunsford, owner, requested an extension to obtain funds to make the roof repairs. She said her husband had patched the roof and they had purchased a new tarp. Officer Viscusi objected to the request for an extension, noting that the same tarp had been on the roof since hurricane Wilma. The property also had Code Enforcement liens from the County. Officer Viscusi said neighbors were constantly complaining about the condition of the property. Ms. Dunsford said she and her husband had medical problems and were barely surviving. She reiterated that they did not have the money to make the repairs.

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

Case: CE08040758

Blue Ribbon Properties LLC
716 Southwest 16 Avenue

Ms. Paris announced that service was via the appearance of the owner at this hearing.

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 CUPS,
PAPERS AND MISCELLANEOUS ITEMS.

47-20.20.H.

THE PARKING AREA AT THIS PROPERTY IS STILL IN DISREPAIR, IN NEED OF RE-STRIPING AND RESEALING.

9-281(b)

THERE ARE UNLICENSED, INOPERABLE VEHICLES BEING STORED ON THE PROPERTY, INCLUDING, BUT NOT LIMITED TO A WHITE WRECKED MERCEDES, A TAN MERCEDES UNDER A CAR COVER WITH FLAT TIRES AND A BURGUNDY FORD CAR WITH FLAT TIRES. THE CITY REQUESTS THE RIGHT TO TOW AS THE VEHICLES POSE A THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$25 per day, with 47-20.20.H. within 63 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 burgundy Ford, the burgundy Cadillac, the white Chevrolet and the white Suzuki.

Mr. Steve Bader, managing owner, said he had been working with Officer Cross regarding the property. He agreed to hire a new maintenance company to address the trash issue, pull permits and repair the parking area, install signs regarding the parking issue and contract with a towing company.

Ms. Flynn found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$25 per day, with 47-20.20.H. within 63 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 burgundy Ford, the burgundy Cadillac, the white Chevrolet and the white Suzuki.

Case: CE08021376

Joline Blanc
831 Northwest 4 Avenue

Ms. Paris announced that service was via posting on the property on 5/22/08 and at City Hall on 6/5/08.

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

9-280(h)(1)

THE WOODEN FENCE ON THE NORTH AND SOUTH SIDE IS IN DISREPAIR, IN THAT THE VERTICAL AND HORIZONTAL SUPPORT POSTS ARE LEANING AND NOT PROPERLY ATTACHED. THE FRONT PVC GATE IS BROKEN AND NOT PROPERLY AFFIXED TO THE SUPPORT POSTS.

Complied:

18-27(a)

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

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

Case: CE08041492

Wells Fargo Bank NA Trustee
532 Northwest 15 Terrace

Ms. Paris announced that certified mail sent to the owner was accepted on 6/3/08.

Mr. Leonard Ackley Code Enforcement Officer, testified to the following violations:
9-306

BUILDING HAS PEELING AND CHIPPING PAINT. THE FASCIA, SOFFITS AND PORCH CEILINGS ARE ROTTED, WATER DAMAGED AND STAINED.

9-308(a)

THE ROOF OF THE HOUSE AND THE PORCH ARE IN DISREPAIR.

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

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

Case: CE08031832

Samaroo Sanan
4411 Northwest 12 Avenue

Ms. Paris announced that service was via posting on the property on 5/20/08 and at City Hall on 6/5/08.

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

THERE IS A POOL IN THE REAR YARD ON THIS PROPERTY. THE WATER IN THAT POOL IS GREEN, STAGNANT. THE POOL WATER IS UNSIGHTLY AND UNSANITARY AND IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES. IN ITS CURRENT CONDITION THE POOL POSES A THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE SURROUNDING PROPERTIES AND OF THE COMMUNITY AS A WHOLE.

18-27(a)

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

Officer Viscusi presented photos of the property and the case file and recommended ordering compliance with 18-1 within 14 days or a fine of \$100 per day and with 18-27(a) within 14 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance with 18-1 within 14 days or a fine of \$100 per day and with 18-27(a) within 14 days or a fine of \$25 per day.

Case: CE08032052

Rhawn Sonsky
1643 Northeast 8 Avenue

Ms. Paris announced that service was via posting on the property on 5/20/08 and at City Hall on 6/5/08.

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

THE PROPERTY IS OVERGROWN.

9-306

THERE IS GRAFFITI ON THE STRUCTURE.

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

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

Case: CE08040848

Manors at Middle River LLC
1730 North Dixie Highway

Ms. Paris 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 5/27/08.

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

THERE IS PLANT OVERGROWTH ON THE PROPERTY AND SWALE OF THIS EMPTY LOT. THERE IS TRASH AND DEBRIS CONSTANTLY SCATTERED ABOUT THE PROPERTY.

Complied:
9-281(b)

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

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

Case: CE08021771

Stipulated agreement

Norman & Kathy Sted
807 Northwest 4 Avenue

Violations:

47-20.20.H.

THERE IS AN ASPHALT DRIVEWAY ON THIS RENTAL PROPERTY THAT IS NOT MAINTAINED. THERE ARE POTHoles AND WHEEL STOPS IN DISREPAIR.

9-304(b)

THERE IS A GRAVEL DRIVEWAY AT SOUTH SIDE OF THIS VACANT PROPERTY, NOT WELL-GRADED AND DUST-FREE WITH WEEDS AND GRASS GROWING INTO IT.

Officer Champagne announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$25 per day, per violation.

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

Case: CE08030351

Roneld Joseph
932 Northwest 3 Avenue

Ms. Paris announced that service was via posting on the property on 5/19/08 and at City Hall on 6/5/08.

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

9-280(b)

THERE ARE BUILDING PARTS NOT MAINTAINED ON THIS PROPERTY, INCLUDING, BUT NOT LIMITED TO WALLS WITH GRAFFITI. WINDOWS AND DOORS ARE NOT WEATHER AND WATER TIGHT AND RODENT PROOF, AND THERE IS BROKEN GLASS MISSING FROM THE FRAME.

9-280(g)

THERE IS ELECTRICAL WIRING AND ACCESSORIES NOT MAINTAINED IN GOOD, SAFE WORKING CONDITION INCLUDING, BUT NOT LIMITED TO WIRES HANGING FROM

THE ROOF. ELECTRICAL LIGHT FIXTURES ARE MISSING COVER AND WIRES ARE EXPOSED INSIDE THE PROPERTY AND ON THE OUTSIDE WALLS. ELECTRICAL SWITCHES ARE MISSING COVERS AND WIRES ARE EXPOSED.

9-328(a)

THIS VACANT AND ABANDONED RENTAL PROPERTY HAS WINDOWS OPEN AND UNSECURED WITH BROKEN GLASS AND DOORS OPEN AND SEPARATED FROM THE FRAME AND MISSING LOCKS AND KNOBS, ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR, CREATING A HAZARD TO THE COMMUNITY.

Complied:

18-1

47-20.20.H.

18-27(a)

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

Ms. Flynn found in favor of the City and ordered compliance with 9-280(b) within 14 days or a fine of \$250 per day, with 9-280(g) within 14 days or a fine of \$25 per day and with 9-328(a) within 14 days or a fine of \$250 per day with the right to board the building.

Case: CE07090594

Hearing to impose fine

Crown Liquors Broward Inc
901 West Sunrise Blvd

Ms. Paris announced that this case was first heard on 10/18/07 to comply by 11/29/07. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard, and stated the City was requesting imposition of a \$4,850 fine.

Mr. Jorge Berlingeri, the owner's representative, requested a reduction of the fines. He stated there had been confusion regarding the work that must be done on the property. He had not been aware that after the 2005 hurricane the building must be brought up to the new code.

Mr. Karl Lauridsen, Landscape Officer, agreed there might have been some confusion in the beginning, and the landscape architect had been slow completing his work.

Ms. Flynn imposed a \$1,000 fine.

Case: CE08032151

C. Scott Bensch
2718 Northeast 17 Street

Ms. Paris announced that service was via posting on the property on 5/28/08 and at City Hall on 6/5/08.

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

18-1

THE POOL AT THIS VACANT PROPERTY CONTAINS DIRTY STAGNANT WATER CREATING A BREEDING GROUND FOR MOSQUITOES AND OTHER INSECTS. THE CITY OF FORT LAUDERDALE CONSIDERS THIS TO BE A THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

9-280(f)

THE POOL PUMP IS NOT WORKING EFFECTIVELY TO KEEP THE POOL WATER CIRCULATING.

18-27(a)

9-280(h)(1)

Officer Davis said she had spoken with the owner and made him aware of what must be done to comply. She presented photos of the property and the case file and recommended ordering compliance with 18-1 and 9-280(f) within 14 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-1 and 9-280(f) within 14 days or a fine of \$25 per day, per violation.

Case: CE08050083

Joyce Hoskins-Monsanto
2849 Southwest 8 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 6/2/08.

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

18-1

THE POOL AT THIS VACANT PROPERTY IS FULL OF DIRTY, STAGNANT WATER CREATING A BREEDING GROUND FOR MOSQUITOES AND OTHER INSECTS. THE CITY OF FORT LAUDERDALE CONSIDERS THIS TO BE A THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

18-27(a)

THERE IS AN ACCUMULATION OF RUBBISH, TRASH AND DEBRIS ON THE PROPERTY INCLUDING, BUT NOT LIMITED

TO DISCARDED CLOTHING, AUTOMOBILE PARTS AND TIRES.

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, per violation.

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

Case: CE07120480

Willie McNair
2617 East Las Olas Boulevard

Ms. Paris announced that certified mail sent to the owner was accepted on 5/29/08.

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

THERE IS RUBBISH, TRASH AND DEBRIS INCLUDING, BUT NOT LIMITED TO APPLIANCES, BOXES, WOOD BOARDS, ETC. SCATTERED ABOUT THE PROPERTY.

8-91(b)

THE DOCK IS IN DISREPAIR. THE WOOD DECKING HAS ROTTEN WOOD AND THERE ARE SECTIONS WITH LOOSE PLANKS.

Complied:
9-305(a)

Officer Thime presented photos of the property and the case file and recommended ordering compliance with 18-27(a) and 8-91(b) within 14 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-27(a) and 8-91(b) within 14 days or a fine of \$50 per day, per violation.

Case: CE08020068

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

Ms. Paris announced that certified mail sent to the owner was accepted on 5/14/08 and certified mail sent to the registered agent was accepted on 6/5/08.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violation:
9-306

THE EXTERIOR WALLS ON THIS BUILDING ARE NOT MAINTAINED. FASCIA, CORNICES AND SOFFITS HAVE

DETERIORATED, DAMAGED AND/OR SAGGING AREAS.

Complied:

18-27(a)

24-27(b)

Officer Thime stated the property had been abandoned. She presented photos of the property and the case file and recommended ordering compliance with 9-306 within 35 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-306 within 35 days or a fine of \$50 per day.

Case: CE08031841

William Staffeld Estate
15 Southeast 11 Avenue

Ms. Paris announced that service was via posting on the property on 6/6/08 and at City Hall on 6/5/08.

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

18-1

THE POOL AT THIS LOCATION IS FILLED WITH GREEN, STAGNANT WATER. THE POOL IN THIS CONDITION IS A BREEDING PLACE FOR MOSQUITOES AND ENDANGERS THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

18-27(a)

THE LANDSCAPE AT THIS PROPERTY IS NOT MAINTAINED. THERE ARE WEEDS, DEAD PALM FRONDS, UNDERGROWTH AND YARD WASTE ACCUMULATED ON THE PROPERTY AND SWALE. THERE IS RUBBISH SCATTERED ABOUT THE PROPERTY, INCLUDING, BUT NOT LIMITED TO GARBAGE BAGS AND PAPER CUPS AND EMPTY BOTTLES.

9-328(a)

THE UNOCCUPIED REAR BUILDING AT THIS PROPERTY HAS OPEN DOORS AND WINDOWS, ALLOWING THE ACCESS TO VAGRANTS TO THE INSIDE.

Officer Thime stated this property was abandoned. Mr. McKelligett reported this was a probate case and a personal representative had just been appointed. Officer Thime presented photos of the property and the case file and recommended ordering compliance with 18-1 and 18-27(a) within 35 days or a fine of \$50 per day, per violation and with 9-328(a) within 35 days or a fine of \$50 per day with the right to board the property.

Ms. Flynn found in favor of the City and ordered compliance with 18-1 and 18-27(a) within 35 days or a fine of \$50 per day, per violation and with 9-328(a) within 35 days or a fine of \$50 per day with the right to board the property.

Case: CE08040037

West Coast Waters LLC
2281 Southwest 15 Court

Ms. Paris announced that certified mail sent to the owner was accepted on 5/29/08 and certified mail sent to the registered agent was accepted on 5/29/08.

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

THE PROPERTY HAS BECOME OVERGROWN IN THE REAR AND HAS NOT BEEN MAINTAINED.

9-280(h)(1)

THE WOODEN FENCE ON THE PROPERTY HAS BROKEN ENTRANCE GATES AND HAS MISSING SLATS AND IS IN GENERAL DISREPAIR.

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 9-280(h)(1) within 35 days or a fine of \$50 per day.

Ms. Flynn 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 9-280(h)(1) within 35 days or a fine of \$50 per day.

Case: CE08040055

Mark Hirsch
2060 Southwest Starlight Land

Ms. Paris announced that certified mail sent to the owner was accepted on 5/30/08.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:
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, INCLUDING, BUT NOT LIMITED TO BUCKETS, TREE DEBRIS AND CARDBOARDS.

9-313(a)

THE HOUSE NUMBERS ARE NOT DISPLAYED VISIBLY FROM THE ROADWAY.

9-307(a)

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

9-280(b)

THE UTILITY ROOM DOOR IS COMPLETELY OFF THE HINGES AND IT REMAINS OPEN.

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 9-281(b) and 9-313(a) within 10 days or a fine of \$50 per day, per violation, and with 9-307(a) and 9-280(b) within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-27(a), 9-281(b) and 9-313(a) within 10 days or a fine of \$50 per day, per violation, and with 9-307(a) and 9-280(b) within 28 days or a fine of \$50 per day, per violation.

Case: CE08041253

Rudolph Herman & Michael Stearns
1986 Southwest 28 Lane

Ms. Paris announced that certified mail sent to the owner was accepted on 5/31/08.

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

9-281(b)

THERE ARE UNLICENSED, INOPERABLE VEHICLES BEING STORED ON THE PROPERTY INCLUDING, BUT NOT LIMITED TO A GREEN FORD EXPLORER AND A WHITE TRAILER. THE VEHICLE DESCRIED HAS AN EXPIRED LICENSE TAG AND THE TRAILER HAS NO TAG. THE CITY REQUESTS THE RIGHT TO TOW AS THE VEHICLE AND TRAILER POSE A THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

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

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to tow the green Ford Explorer and the white trailer.

Case: CE08041390

Malia Cobbler-Shelton
3033 Southwest 16 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 6/3/08.

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

THERE IS AN UNLICENSED, INOPERABLE VEHICLE BEING STORED ON THE PROPERTY, INCLUDING, BUT NOT LIMITED TO A WHITE MUSTANG. THE VEHICLE DESCRIBED HAS NO TAG. THE CITY REQUESTS THE RIGHT TO TOW AS THE VEHICLE POSES A THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

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

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to tow the white Mustang.

Case: CE08030185

David Loc Dang, & Bau Thi Nguyen
1544 Northwest 5 Avenue

Ms. Paris announced that service was via posting on the property on 5/19/08 and at City Hall on 6/5/08.

Ms. Kimberly Williams, 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 PLASTIC BAGS AND DEAD FLORA. THE PROPERTY HAS BECOME OVERGROWN, INCLUDING THE SWALE, AND HAS NOT BEEN MAINTAINED.

24-27(b)

THE TRASH BINS ARE BEING LEFT IN THE FRONT YARD AFTER SCHEDULED SERVICE AND ARE IN PUBLIC VIEW.

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

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

Case: CE08031056

Bank of New York Trustee
1326 Northwest 7 Terrace

Ms. Paris announced that certified mail sent to the owner was accepted on 6/2/08.

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

THERE ARE BROKEN AND CRACKED WINDOW PANES ON THE
FRONT OF THE BUILDING. THE WINDOWS ARE NOT
WEATHER, WATERTIGHT OR RODENT PROOF.

Complied:
24-27(b)

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

Ms. Flynn found in favor of the City and ordered compliance with 9-280(b) within 14 days or a fine of \$25 per day.

Case: CE08040410

Vincent Matraxia
1028 Northwest 3 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 5/31/08.

Ms. Kimberly Williams, Code Enforcement Officer, testified to the following violation:
9-329(b)

THE PROPERTY HAS BEEN BOARDED FOR A PERIOD LONGER
THAN SIX (6) MONTHS AND REQUIRES A BOARD-UP
CERTIFICATE.

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

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

Case: CE08050952

Wells Fargo Home Mortgage
1018 Northwest 6 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 5/27/08.

Ms. Kimberly Williams, Code Enforcement Officer, testified to the following violation:
9-329(a)

THE PROPERTY HAS BEEN BOARDED FOR A PERIOD LONGER
THAN SIX (6) MONTHS AND REQUIRES A BOARD-UP

CERTIFICATE.

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

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

Case: CE08010834

Hearing to impose fine

Grand Avenue Partners LLC
3010 Holiday Drive

Ms. Paris announced that this case was first heard on 5/8/08 to comply by 5/22/08. Ms. Paris 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. Flynn imposed the \$2,025 fine.

Case: CE08021119

Hearing to impose fine

Harbor Village LLC
712 Southeast 18 Street

Ms. Paris announced that this case was first heard on 5/8/08 to comply by 5/21/08. Ms. Paris 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. Flynn imposed the \$2,700 fine.

Case: CE07101272

Hearing to impose fine

Corbel Cooper & Hilda Cooper
920 Northwest 2 Avenue

Ms. Paris announced that this case was first heard on 5/8/08 to comply by 5/22/08. Ms. Paris 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.

Ms. Flynn imposed the \$675 fine.

Case: CE07120585

Hearing to impose fine

Eglise Baptiste Bethanie
2200 Northwest 12 Avenue

Ms. Paris announced that this case was first heard on 3/20/08 to comply by 5/22/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$250 fine.

Ms. Flynn imposed the \$250 fine.

Case: CE07120926

Hearing to impose fine

Darryl Allen
2236 Northwest 20 Street

Ms. Paris announced that this case was first heard on 5/8/08 to comply by 5/22/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$5,775 fine.

Ms. Flynn imposed the \$5,775 fine.

Case: CE08011421

Hearing to impose fine

Iliatha Roziern
1711 Northwest 25 Terrace

Ms. Paris announced that this case was first heard on 5/8/08 to comply by 5/22/08. Ms. Paris 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.

Ms. Flynn imposed the \$675 fine.

Case: CE08021360

Hearing to impose fine

Benito Delos Santos
1204 Northeast 11 Avenue

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 \$5,000 fine.

Ms. Flynn imposed the \$5,000 fine.

Case: CE08011091

Vacate order of 5/15/08

1301 16th LLC
1305 Northeast 16 Terrace

Ms. Paris announced that this was a request to vacate the order dated 5/15/08.

Ms. Flynn vacated the order.

Case: CE08011639

Hearing to impose fine

Yajaira Perez
1209 Northwest 5 Avenue

Ms. Paris announced that this case was first heard on 5/8/08 to comply by 5/18/08. Ms. Paris 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.

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

Case: CE08021295

Hearing to impose fine

Albert & Jeannette Moustakis
1010 Southwest 2 Court

Ms. Paris announced that this case was first heard on 5/8/08 to comply by 5/22/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,250 fine.

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

Case: CE08030763

Hearing to impose fine

Synergy Property Services
523 Southwest 20 Street

Ms. Paris announced that this case was first heard on 5/8/08 to comply by 5/22/08. Ms. Paris 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. Flynn imposed the \$2,800 fine.

Case: CE08030872

Hearing to impose fine

17th Terrace Condo Association Inc
924 Northeast 17 Terrace

Ms. Paris announced that this case was first heard on 5/8/08 to comply by 5/22/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$580 for administrative costs [reduced from \$650].

Ms. Flynn imposed the \$580 fine.

Cases Complied

Ms. Paris 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:

CE08051283	CE08040755	CE08031665	CE08040352
CE08041490	CE08010507	CE08050089	CE08041580
CE08042521	CE08050564	CE08021183	CE08030691
CE08032137	CE08041878	CE08030258	CE08031255
CE08041352	CE07120641	CE08011505	CE08031703
CE08041872	CE08042538	CE08031436	CE08031624
CE08041781	CE08010058	CE08020814	CE08041116
CE08041740	CE08042487		

Cases Pending Service

Ms. Paris 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:

CE08050522	CE08040862	CE08030094	CE08041233
CE08041939	CE08050491	CE08041784	CE07091207
CE08030211	CE08021262	CE08040362	CE08020595
CE08040843	CE08040849	CE08031219	CE08030922
CE08031762	CE08040260	CE08040830	CE08040858

Cases Rescheduled

Ms. Paris 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:

CE08040850	CE08011710	CE08042176	CE08031095
------------	------------	------------	------------

Cases Withdrawn

Ms. Paris 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:

CE08041095	CE08042585	CE08050407	CE08022082
CE07050316			

Cases Closed

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

CE08040409

CE08040281

There being no further business, the hearing was adjourned at 11:50 a.m.



Special Magistrate

ATTEST:



Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services