

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
MEAH ROTHMAN TELL PRESIDING
OCTOBER 2, 2008
9:00 A.M. – 1:22 P.M.**

Staff Present:

Mary Allman, Secretary Special Magistrate
Sue Manning, Secretary, Special Magistrate
Diana Cahill, Clerk III
Brian McKelligett, Clerk of Special Magistrate Supervisor
John Gossman, Code Enforcement Supervisor
Cheryl Pingitore, Code Enforcement Supervisor
Detective Jorge Maura
Ginger Wald, Assistant City Attorney
Len Ackley, Code Enforcement Officer
Stephanie Bass, Code Enforcement Officer
Mark Campbell, Code Enforcement Officer
Leonard Champagne, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Aretha Davis, Code Enforcement Officer
Alejandro DelRio, Code Enforcement Officer
Dick Eaton, Code Enforcement Officer
Adam Feldman, Code Enforcement Officer
Ingrid Gottlieb, Code Enforcement Officer
Todd Hull, Code Enforcement Officer
Wilson Quintero, Code Enforcement Officer
Mary Rich, Code Enforcement Officer
Wanda Sappington, Code Enforcement Officer
Bill Snow, 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

Respondents and Witnesses

CE08071767: Michele Waguespack, owner's representative
CE07060442: Michael Stevens, owner
CE08060315: Harry Singh, owner's brother
CE08011235: David Murray, owner
CE07101101: Donald Mitchell, property manager
CE08030938: Gustavo Usandizaga, owner
CE08050808: Lawford Campbell, owner

CE08070951: Evangelos Anthony, owner
CE08051745: Pierre Petit-Frere, Pastor
CE08041908: Marsha Berry, attorney
CE08071865: Daria Guevara, owner
CE08061494: Jose Suarez, owner
CE08081032: Stephen Carlisle, attorney
CE08071318: Mahmaud Hamadeh, owner; Craig Jones, contractor
CE07120555: Lawrence Cohen, owner; Barbara Cohen, owner
CE08061501: Helen Masek, realtor
CE08060037: Oscar Bowen, owner's representative; Yasmin Pottinger, owner; Dyan Lee, owner's friend
CE08080090: Filadelfo Barrera, owner; Anays Escobar, owner's daughter
CE07101749: Richard Kalehoff, owner

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE08061494

Jose J & Maria U Suarez
C/O Robert Wayne
3050 Northwest 68 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 8/29/08.

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

THERE IS HEAVY LAWN/PLANT/TREE OVERGROWTH PRESENT ON THIS VACANT/UNOCCUPIED PROPERTY AND SURROUNDING SWALE AREAS FACING Northwest 68 Street AND THE REAR SWALE FACING THE CANAL. THE PROPERTY IS ALSO LITTERED WITH TRASH/RUBBISH/DEBRIS.

9-328(a)

THERE ARE SEVERAL BUILDINGS AND A LARGE POOL ON THIS VACANT/UNOCCUPIED PROPERTY THAT ARE OPEN AND ABANDONED. THE BUILDINGS HAVE SEVERAL BROKEN/OPEN/MISSING WINDOWS, DOORS, AND OTHER OPENINGS THAT CAN ALLOW UNAUTHORIZED ACCESS TO THEIR INTERIORS. THE POOL IS ALSO OPEN AND ABANDONED AND IS NOT BEING USED FOR ITS INTENDED USE AT THIS TIME AND CAN ALSO ALLOW UNAUTHORIZED ACCESS TO IT'S INTERIOR. THE BUILDINGS AND THE

POOL ON THIS PROPERTY POSE A THREAT TO THE HEALTH,
SAFETY, AND WELFARE TO THE SURROUNDING PROPERTIES
AND TO THE COMMUNITY AS A WHOLE.

Complied:

18-1

Officer Viscusi explained that the property had just been purchased at a foreclosure sale and the new owner was in the process of demolishing it. He presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 98 days or a fine of \$100 per day and with 9-328(a) within 98 days or a fine of \$250 per day.

Mr. Jose Suarez, the new owner, confirmed he was in the process of demolishing the property, and agreed to Officer Viscusi's recommendation.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) within 98 days or a fine of \$100 per day and with 9-328(a) within 98 days or a fine of \$250 per day.

Case: CE08071767

Briland Properties Inc
508 Southeast 32 Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/15/08 and certified mail sent to the registered agent was accepted on 9/15/08.

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

18-27(a)

THERE ARE AREAS OF OVERGROWTH ON THIS PROPERTY,
PARTICULARLY AROUND THE ALLEY AREA.

9-304(b)

THERE ARE BOATS ON TRAILERS PARKED ON GRASS/LAWN
AREAS OF THIS PROPERTY.

Officer Eaton presented photos of the property and the case file, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

Ms. Michele Waguespack, the owner's representative, said she had not received notice of the violations because the address was incorrect. She said she would speak with the tenant regarding possession of the boats and trailers and then she would send a maintenance crew to the property. Ms. Waguespack requested 30 days to comply 9-304(b).

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$50 per day and with 9-304(b) within 35 days or a fine of \$50 per day.

Case: CE08050808

Linton Thomas
1020 Northwest 6 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/13/08.

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

THE BOARDED BUILDING AT THIS LOCATION HAS AN EXPIRED BOARD-UP PERMIT (#07011091). THE PERMIT HAS NOT BEEN RENEWED AND THE BUILDING HAS NOT BEEN REHABILITATED AS PER CODE ORDINANCE.

Officer Williams said the owner was trying to get the apartments rented and remove the boards. She presented photos of the property and the case file and recommended ordering compliance within 35 days or a fine of \$50 per day.

Mr. Lawford Campbell, owner, agreed to comply within 35 days.

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

Case: CE08030938

Request for extension

Sole D'Lauderdale LLC
816 Northwest 3 Avenue

Mr. McKelligett announced that this case was first heard on 6/19/08 to comply by 7/3/08. Mr. McKelligett recited violations, compliance dates and potential fines, and listed extensions to the compliance deadline that had been granted since the case was first heard. Fines had accrued to \$2,750.

Mr. Wilson Quintero, Code Enforcement Officer, reported the owner was only awaiting the board up certificate.

Mr. Gustavo Usandizaga, owner, requested a 60-day extension to obtain the board up certificate. He said he had submitted the application 20 days ago.

Ms. Tell granted a 63-day extension, to 12/4/08, during which time no fines would accrue.

Case: CE08051745

Agape Church of God Inc

1317 Northeast 4 Avenue

Mr. McKelligett announced that certified mail sent to Jean M Oliver was accepted [no date] and certified mail sent to Pierre E Petit Frere was accepted on 9/16/08.

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

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

Complied;
18-27(a)

Officer Williams said Mr. Petit Frere had done some work on the parking area, but there were no permits as yet. She presented photos of the property and the case file and recommended ordering compliance with 47-20.20.H. within 98 days or a fine of \$50 per day.

Mr. Pierre Petit-Frere, Pastor, confirmed that he had plans for the property. He said the project must go through the DRC process, and he did not know how long this would take.

Ms. Tell found in favor of the City and ordered compliance with 47-20.20.H. within 105 days or a fine of \$50 per day.

Case: CE07101749

Ordered to reappear from 6/5/08

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, and listed extensions to the compliance deadline that had been granted since the case was first heard. Fines had accrued to \$1,500.

Ms. Ingrid Gottlieb, Code Enforcement Officer, remarked that the property was first cited in October 2007. The owner had informed her that the roof was no longer leaking, but Officer Gottlieb had no proof that any work had been done.

Mr. Richard Kalehoff, owner, said he had repaired the east end of the driveway and his builder informed him he had applied for the permit. The plans had been returned to the architect for corrections. Mr. Kalehoff said the roof was no longer leaking, and added that he would replace the roof. He had no idea how long the entire process would take.

Officer Gottlieb explained that the driveway had not been brought up to code. Ms. Tell asked Mr. Kalehoff to speak with a supervisor regarding what must be done on the driveway, and to discuss a period of extension for the roof.

Upon returning to the case, Officer Gottlieb announced that the City recommended granting a 63-day extension to 12/4/08, and ordering the owner to reappear at that hearing.

Ms. Tell granted a 63-day extension to 12/4/08, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE07101101

Request for extension

JPG Bell Property LLC
618 Northwest 6 Avenue

Mr. McKelligett announced that this case was first heard on 7/17/08 to comply by 9/18/08. Mr. McKelligett recited violations, compliance dates and potential fines, which had accrued to \$650.

Mr. Donald Mitchell, property manager, said only the parking lot remained to be completed. He explained they were planting landscaping and wanted to wait until this was finished to work on the parking lot.

Mr. Len Champagne, Code Enforcement Officer, did not object to the extension.

Ms. Tell granted a 49-day extension to 11/20/08, during which time no fines would accrue.

Case: CE07120555

Lawrence E & Barbara F Cohen
3316 Northeast 38 Street

Mr. McKelligett announced that this case was first heard on 4/3/08 to comply by 7/3 and 8/28/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$3,100 fine which would continue to accrue until the property complied.

Mr. Mario Sotolongo, Code Enforcement Officer, said he had met with the owner in March and he had signed a stipulated agreement. He presented a copy of the stipulated agreement into evidence.

Mr. Lawrence Cohen, owner, explained that he still had an unresolved claim for damage to his home caused by Hurricane Wilma. He described problems he had experienced with Citizens Insurance, and explained they had informed him that his claim had been closed due to "lack of interest." Ms. Tell advised Mr. Cohen to apply for hurricane

mediation. Mr. Cohen said he was now in the process of hiring an independent adjuster and an attorney.

Mr. Cohen requested a 120-day extension and for fines to stop accruing.

Ms. Tell granted a 126-day extension to 2/5/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08080090

Filadelfo Mendez
3480 Southwest 16 Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/15/08.

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

THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS
SCATTERED ALL AROUND THE PROPERTY AND SWALE AREA
INCLUDING, BUT NOT LIMITED TO, YARD WASTE, AUTO
PARTS, CLOTHES, METAL, WOOD PLANKS, AND
UNMAINTAINED BUSHES AND SHRUBS.

24-27(b)

THE GARBAGE RECEPTACLES ARE BEING STORED IN THE
FRONT OF THE PROPERTY ON A CONTINUAL BASIS.

9-328(a)

THIS VACANT BUILDING HAS OPEN OR BROKEN
WINDOWS/DOORS ALLOWING UNAUTHORIZED ACCESS TO THE
INTERIOR.

Officer Campbell explained that the owner did not believe he was responsible for the property because it was being foreclosed upon. He presented photos of the property and the case file and recommended ordering compliance with 18-27(a) and 24-27(b) within 14 days or a fine of \$50 per day, per violation with 9-328(a) within 10 days or a fine of \$100 per day, with the right to board the building.

Ms. Anays Escobar, the owner's daughter, said the bank had notified them they must vacate the property by June 15, 2008 and they had moved. Ms. Tell said there had been no change in ownership according to the tax records. Ms. Escobar confirmed that her father was not permitted on the property for any reason.

Ms. Wald reported a final judgment was recorded to the Bank of New York on 4/3/08; a sale was scheduled for 6/24/08 but was cancelled and had not been rescheduled.

Ms. Tell explained what must be done to comply the property and Ms. Wald explained that the City wanted to be able to board the property soon if the owner could not.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) and 24-27(b) within 14 days or a fine of \$25 per day, per violation and with 9-328(a) within 14 days or a fine of \$25 per day with the right to board the property. She also ordered the owner to reappear at the October 16, 2008 hearing.

Case: CE08011235

Rescheduled from 9/4/08

David A Murray, 1/2 Interest
June M Murray
612 Southwest 6 Avenue

Mr. William Snow, Code Enforcement Officer, testified to the following violations:
47-34.1.A.1.

THE REAR OF THE PROPERTY IS BEING USED TO STORE ITEMS OUTSIDE IN THE OPEN. THE ITEMS INCLUDE, BUT ARE NOT LIMITED TO, AUTO PARTS, TOOLS, LUMBER, MARINE SUPPLIES AND CONSTRUCTION MATERIALS. OUTSIDE STORAGE IS A NON-PERMITTED USE OF RD-15 ZONED PROPERTY PER ULDR TABLE 47-5.12.

9-281(b)

THERE IS AN INOPERABLE STATION WAGON OR SMALL BUS PARKED ON THE REAR OF THE PROPERTY. THE INOPERABLE OLDER VEHICLE IS AN UNKNOWN MAKE AND HAS BEEN DISASSEMBLED. THE VEHICLE IS ON JACKS AND DOES NOT DISPLAY A VALID TAG.

9-308(a)

THE ROOF OF THE ACCESSORY BUILDING LOCATED AT THE REAR OF THE PROPERTY IS NOT SAFE, SECURE AND WATERTIGHT. THE ROOF DECKING HAS NO WATERPROOF MATERIAL AND IS EXPOSED TO THE WEATHER.

Complied
18-27(a)

Officer Snow presented photos of the property and the case file and recommended ordering compliance with 47-34.1.A.1. and 9-308(a) within 98 days or a fine of \$25 per day, per violation and with 9-281(b) within 10 days or a fine of \$100 per day.

Mr. David Murray, owner, explained that he had a car accident in December 2004 that damaged his shoulder and had soon after lost his job. He had been unable to work for years and had undergone surgery. Mr. Murray said damage to the roof had occurred in 2005 and he had purchased supplies to make the repairs, which were still stored on the property. Mr. Murray continued that in August 2007 he was involved in another accident at the same intersection and had needed surgery.

Mr. Murray stated he would move the school bus from the property as soon as his auto shop could accommodate it. He noted that the bus was now operational, but it was not

registered because he was in the process of obtaining a title. Ms. Tell informed him if the bus was operational and registered, it would be compliant.

Mr. Murray said a mediation hearing regarding his accident was scheduled for October 7. He noted that a settlement from the accident would help to repair the roof. Mr. Murray stated he had also cleared much of the stored material from the property and Officer Snow concurred.

Ms. Tell found in favor of the City and ordered compliance with 47-34.1.A.1. and 9-308(a) within 98 days or a fine of \$25 per day, per violation and with 9-281(b) within 49 days or a fine of \$25 per day.

Case: CE08060315

Ramnarine Singh
528 Northeast 14 Place

Mr. McKelligett announced that service was via the appearance of the owner's brother at this hearing.

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

9-280(b)

THE ROOF HAS MISSING SHINGLES. THERE ARE ROTTED WOOD POSTS AND BEAMS ON THE CARPORT STRUCTURE.

9-304(b)

THE GRAVEL PORTION OF THE DRIVEWAY HAS WEEDS AND GRASS GROWING THROUGH IT AND NEEDS TO BE RESURFACED.

9-306

THE HOUSE HAS BEEN STUCCOED AND LEFT UNPAINTED LEAVING IT EXPOSED TO THE ELEMENTS. THERE ARE AREAS OF ROTTED, WARPED, AND UNPAINTED PLYWOOD, SOFFIT AND FASCIA.

Complied:

24-27(b)

Officer Gottlieb presented photos of the property and the case file and recommended ordering compliance with 9-280(b), 9-304(b) and 9-306 within 3 months.

Mr. Harry Singh, owner's brother, requested additional time to comply. He said he was in the process of obtaining estimates.

Ms. Tell found in favor of the City and ordered compliance with 9-280(b), 9-304(b) and 9-306 within 105 days or a fine of \$25 per day, per violation.

Case: CE08071318

Alnadi Inc
3306 West Broward 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].

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

THE STORE FRONT WINDOW IS IN DISREPAIR AND IS
BOARDED UP.

Officer Davis said the owner had informed her that he had hired a contractor in June. When she reviewed the owner's documents, she had discovered the contractor's license had expired.

Mr. Craig Jones, contractor, agreed to renew his license, and said he could do the work in 60 days. Officer Davis presented photos of the property and the case file and recommended ordering compliance within 91 days

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

Case: CE08081032

John E Nichols Estate
3170 Southwest 23 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/18/08.

Mr. Mark Campbell, Code Enforcement Officer, testified to the following violation:
18-1

THE POOL ON THIS PROPERTY HAS GREEN, STAGNANT WATER
WHICH IS OR MAY REASONABLY BECOME INFESTED WITH
MOSQUITOES AND IS ENDANGERING THE PUBLIC HEALTH,
SAFETY AND WELFARE.

Officer Campbell explained that the attorney for the estate had informed him the property was in probate.

Mr. Stephen Carlisle, attorney for the estate, explained that the estate was insolvent and the beneficiaries were many cousins scattered about the country. He had stopped paying the mortgage and been forced to turn off the utilities. Mr. Carlisle said he had been expecting the mortgage holder to foreclose on the property for a year and when this occurred, he would offer the deed in lieu of foreclosure. Ms. Tell remarked that this

was a health and safety issue and must be addressed. Mr. Carlisle requested 90 days to address the pool issue. He explained the property was fenced but not locked.

Officer Campbell recommended ordering compliance within 10 days or a fine of \$200 per day. Ms. Tell stated she would only grant an extension if Mr. Carlisle locked the fence.

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

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

Case: CE08061501

3326 Northwest 69 Street
US Bank C/O Countrywide Home Loans

Mr. McKelligett announced that this case was first heard on 8/21/08 to comply by 8/31/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$3,000 fine.

Mr. Sal Viscusi, Code Enforcement Officer, explained the property had been foreclosed on and he had been contacted by the realtor. He recommended reducing the fine to administrative fees.

Ms. Helen Masek, realtor, reported the property was complied and a closing was scheduled for the next day. The title company wanted an order regarding the fines immediately.

Ms. Tell imposed a \$500 fine.

Staff agreed to provide a copy of the order for the title company.

Case: CE08041908

Benoit E & Bernadette John
1445 Northwest 7 Terrace

Mr. McKelligett announced that this case was first heard on 8/7/08 to comply by 8/21 and 9/4/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$10,075 fine which would continue to accrue until the property complied.

Ms. Kimberly Williams, Code Enforcement Officer, requested imposition of the full fine. The owner's attorney had informed her that more items were now complied, but she had not yet reinspected the property.

Ms. Marsha Berry, attorney, requested reduction of the fines. She stated there was a communication issue with the owner, whose first language was Creole. Ms. Berry informed Ms. Tell that the owner had been the victim of contractor fraud. She requested an extension of time and for fines to stop running.

Ms. Tell granted a 63-day extension to 12/4/08 for 9-276(d)(1), 9-278(f), 9-279(g), 9-280(b), 9-280(g), 9-281(b), 9-306, 9-307(a) and 9-313(a), during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE07060442

Ordered to reappear from 8/17/08

Juana Drago
511 Southwest 19 Street

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 10/25 and 11/22/07. Mr. McKelligett 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 \$5,250 fine which would continue to accrue until the property complied.

Mr. Dick Eaton, Code Enforcement Officer, said Mr. Stevens had requested an extension on August 21, stating the plans had been kicked back on August 15 for corrections, but he had not picked up the plans until September 26. Officer Eaton wanted Mr. Stevens to explain what had caused this delay.

Mr. Michael Stevens, owner, explained that his architect was not prepared to make the revisions until the end of September. The plans had been resubmitted with the corrections. Officer Eaton said he would support a 35-day extension, with an order for Mr. Stevens to reappear on November 6 to address the fines.

Ms. Tell granted a 35-day extension to 11/6/08, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE08071865

Dario Ladronde
2000 Northeast 62 Street

Mr. McKelligett testified that the respondent for this case had signed in earlier.

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

THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE REAR OF THE PROPERTY), AND HAS NOT BEEN MAINTAINED.

Officer Bass had spoken with the owner earlier and agreed to recommended ordering compliance within 10 days or a fine of \$25 per day. She presented photos of the property and the case file into evidence.

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

Case: CE08070620

Glenn B Wright Jr
433 Northeast 12 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/15/08 and at City Hall on 9/18/08.

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

VACANT BUILDING HAS OPENINGS WHICH ARE ALLOWING ACCESS TO THE INTERIOR. THE BUILDING HAS BECOME A PUBLIC NUISANCE. THE CITY REQUESTS THE RIGHT TO BOARD AS THE BUILDING IN IT'S CURRENT STATE IS A THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

Officer Thime explained this was an abandoned construction site. She presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine of \$100 per day with the right to board the first floor of the property.

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

Case: CE08071581

Gozde Tan
1560 Southwest 23 ST

Mr. McKelligett announced that service was via posting on the property on 9/9/08 and at City Hall on 9/18/08.

Ms. Barbara Urow, Code Enforcement Officer, testified to the following violation:
18-1

THE POOL IS A POSSIBLE BREEDING GROUND FOR MOSQUITOES. THE CURRENT STATE OF THE POOL IS UNSANITARY AND POSES A THREAT TO THE HEALTH AND SAFETY OF THE COMMUNITY.

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

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

Case: CE08071154

Joey Oramas
1714 Southwest 22 ST

Mr. McKelligett announced that service was via posting on the property on 9/9/08 and at City Hall on 9/18/08.

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

THERE IS GRASS/PLANT OVERGROWTH AND RUBBISH, TRASH
AND DEBRIS ON THIS PROPERTY.

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

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

Case: CE08061933

Chanderdat Debah
1616 Northeast 15 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/10/08 and at City Hall on 9/18/08.

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

THE BUILDINGS, DOORS, WINDOWS OR OTHER OPENINGS
HAVE BEEN BOARDED WITHOUT FIRST OBTAINING A CITY
ISSUED BOARD-UP CERTIFICATE.

Officer Rich presented photos of the property and the case file and recommended ordering compliance within 63 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: CE08061402

Stipulated agreement

Eric F Salazar
2509 Northeast 21 Street

Violations:

18-1

THE POOL LOCATED ON THIS CONSTRUCTION SITE 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)

THERE IS GRASS/PLANT OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON PROPERTY.

24-11(a)

THE CONSTRUCTION DEBRIS AND SOLID WASTE GENERATED BY CONSTRUCTION ACTIVITY DO NOT HAVE SUITABLE CONTAINERS.

24-11(b)

THE SOLID WASTE AND DEBRIS IS LOOSE AND UNSECURED ON THIS CONSTRUCTION SITE.

24-11(d)

THE SOLID WASTE AND CONSTRUCTION DEBRIS IS NOT BEING REMOVED FROM THE SITE OR PLACED WITHIN A SUITABLE CONTAINER WITHIN 24 HOURS.

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: CE08050646

Stipulated agreement

The Gallery Condominium
Association Inc
619 Orton Avenue

Violation:

9-306

THE EXTERIOR WALLS OF THE BUILDING ARE NOT BEING PROPERLY MAINTAINED. THERE ARE AREAS OF MISSING AND PEELING PAINT.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 18 weeks [by 2/5/09] or a fine of \$50 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 18 weeks [by 2/5/09] or a fine of \$50 per day.

Case: CE08070897

Jason R Foisy
3308 Northeast 40 Street

Mr. McKelligett announced that service was via posting on the property on 9/8/08 and at City Hall on 9/18/08.

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violation:
18-1

THE POOL ON THIS PROPERTY IS FULL OF GREEN, STAGNANT WATER. IT IS OR MAY REASONABLY BECOME INFESTED WITH MOSQUITOES AND POSE A DANGER TO THE HEALTH, SAFETY AND WELFARE OF THE NEIGHBORING PROPERTIES.

Officer Sotolongo said he had noticed the owner in Massachusetts but had received no response. He presented photos of the property and the case file and recommended ordering compliance within 10 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$250 per day.

Case: CE08060121

Flagler Station Residences LLC
629 Northwest 1 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/15/08.

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

THE BUILDING IS VACANT AND HAS BROKEN/MISSING WINDOWS AND THE FRONT DOOR IS OPEN ALLOWING ACCESS TO THE INTERIOR.

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

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

Case: CE08010990

Stipulated agreement

CFP 500 LLC
C/O Richard Casale, Manager
745 Northwest 5 Avenue

Violations:

25-100(a)

THERE IS A NON-PERMITTED GATE BLOCKING THE CITY RIGHT-OF-WAY OF THE ALLEY AT THE WEST SIDE OF THIS INDUSTRIAL-ZONED PROPERTY.

47-19.5.H.

THERE IS RAZOR WIRE NOT PERMITTED BY CODE AND BARBED WIRE THAT DOES NOT MEET CODE REQUIREMENTS ON THIS INDUSTRIAL PROPERTY.

47-20.20.D.

THE REAR (SOUTH) PARKING FACILITIES ARE BEING USED FOR STORAGE OF MATERIALS/MERCHANDISE AND VEHICLES. THE FRONT PARKING AREA IS BEING USED FOR STORAGE OF VEHICLES DURING REGULAR HOURS OF BUSINESS.

47-20.20.H.

THE PARKING LOT AND SPACES ARE NOT BEING MAINTAINED. THERE ARE NO STRIPES ON THE SOUTH PARKING AREA. WHEEL STOPS ARE MISSING, LOOSE OR BROKEN.

47-20.20.J.

THERE IS A PARKING LOT AT REAR (SOUTH) OF THIS INDUSTRIAL PROPERTY BLOCKED BY AN UNPERMITTED CHAIN-LINK FENCE CAUSING THE DISCONTINUANCE OR REDUCTION OF THE REQUIRED PARKING FACILITIES.

47-22.9.

THERE ARE SIGNS ERECTED ON THIS INDUSTRIAL-ZONED PROPERTY WITHOUT THE REQUIRED PERMITS.

47-3.5.

THIS INDUSTRIAL PROPERTY HAS HAD A CHANGE FROM THE ORIGINAL USE TO A MAJOR REPAIR BUSINESS AND A CAR RENTAL/U-HAUL RENTAL BUSINESS WITHOUT A CHANGE IN USE.

9-280(b)

THERE ARE BUILDING COMPONENTS ON THIS INDUSTRIAL PROPERTY THAT ARE IN DISREPAIR OR NOT BEING MAINTAINED. THEY INCLUDE, BUT ARE NOT LIMITED TO, WINDOW FRAMES AND DOORS.

9-280(h)(1)

THERE IS A CHAIN-LINK FENCE IN DISREPAIR AT THE SOUTH SIDE OF THIS INDUSTRIAL-ZONED PROPERTY

(POLES BENT). THERE ARE CHAIN-LINK GATES ATTACHED TO THE EAST WALL THAT ARE IN DISREPAIR AND RUSTED.

9-306

THE EXTERIOR WALLS OF THIS INDUSTRIAL PROPERTY ARE NOT MAINTAINED. THE EXTERIOR WALLS HAVE CRACKS AND CHIPPED SECTIONS AND THE PAINT IS CHIPPED, FADED AND MILDEW STAINED.

Complied:

47-19.9

47-20.10.A.

Withdrawn

9-307(a)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 47-19.5.H., 47-20.20.D., 47-20.20.H., 47-20.20.J., 47-22.9., 47-3.5. , 9-280(b), 9-280(h)(1) and 9-306 within 49 days or a fine of \$50 per day, per violation and 25-100(a) 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 47-19.5.H., 47-20.20.D., 47-20.20.H., 47-20.20.J., 47-22.9., 47-3.5., 9-280(b), 9-280(h)(1) and 9-306 within 49 days or a fine of \$50 per day, per violation and with 25-100(a) within 49 days or a fine of \$100 per day.

Case: CE08051154

Mavis Hill

848 Northwest 2 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/13/08.

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

9-306

THE EXTERIOR WALLS ON THE PROPERTY HAS DIRTY, CHIPPED AND MISSING PAINT.

Complied

18-27(a)

47-19.4.D.4

47-19.4.D.8.

47-21.8.A.

9-280(b)

9-280(g)

FBC 105.1

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

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

Case: CE08070014

Stipulated agreement

Progresso Lofts of Ft Lauderdale
740 Northwest 1 Avenue

Violation:

9-280(h)(1)

CHAIN LINK FENCE IN DISREPAIR AND RUSTY.

Complied

47-19.5.H.3

Withdrawn

47-21.6.L.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 9-280(h)(1) within 28 days or a fine of \$50 per day.

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

Case: CE08071863

Brian Kasper

6421 Northeast 18 Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/23/08.

Ms. Stephanie Bass, Code Enforcement Officer, testified to the following violation:

18-27(a)

THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE SWALE AREA) AND HAS NOT BEEN MAINTAINED.

Officer Bass 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: CE08070850

Mark & Susie Scarincio

4331 Northeast 28 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/15/08 and at City Hall on 9/18/08.

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

THERE IS OVERGROWTH ON THE PROPERTY INCLUDING THE
SWALE AREA AND IN THE REAR OF THE PROPERTY.

Complied
47-34.4 B.3.a.

Officer Bass presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 10 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) within 10 days or a fine of \$25 per day.

Case: CE08071374

Michael Ware
5911 Northeast 22 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/23/08.

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

THERE IS TRASH, RUBBISH & DEBRIS SCATTERED ABOUT
THE PROPERTY INCLUDING, BUT NOT LIMITED TO, PAINT
CANS AND SCRAPS OF PLYWOOD.

Complied
9-281(b)

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

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

Case: CE08061424

New Mount Olive Missionary
Baptist Church Inc
915 Northwest 9 Avenue

Stipulated agreement

Violations:
18-1.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS VACANT
LOT INCLUDING, BUT NOT LIMITED TO, AN EXCESSIVE
AMOUNT OF MULCH, TREE DEBRIS AND MISCELLANEOUS
GARBAGE THAT AFFECTS AND IMPAIRS THE ECONOMICAL

WELFARE OF SURROUNDING PROPERTIES AND THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY BECOMING A BREEDING PLACE AND HABITAT FOR RODENTS, VERMIN OR WILD ANIMALS.

47-19.1.C.

THERE IS OUTDOOR STORAGE ON THIS ZONED B-3 VACANT LOT OCCURRING WITHOUT A PRINCIPAL USE INCLUDING, BUT NOT LIMITED TO, COMMERCIAL VEHICLES, CONSTRUCTION MATERIALS, UNLICENSED/INOPERABLE VEHICLES, INCLUDING TRAILERS WITH TIRES AND MISCELLANEOUS TRASH, RUBBISH AND DEBRIS.

47-19.5.J.1.

THERE IS A TEMPORARY CHAIN-LINK FENCE ERECTED ON THIS VACANT LOT SINCE 1983 THAT NEEDS TO BE REMOVED SINCE THERE IS NOT CONSTRUCTION OR DEVELOPMENT ON THIS VACANT LOT.

47-20.13.A.

THE PARKING AND STORAGE AREA IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION AND DUST FREE.

9-281(b)

THERE ARE UNLICENSED/INOPERABLE VEHICLES PARKED IN THE PARKING LOT IN FRONT OF THIS VACANT LOT FACING NW 9 AVE. VEHICLES IN REFERENCE ARE:
1)CHEVROLET, MULTICOLOR COMMERCIAL TRUCK WITH EXPIRED TAG # T700KF SINCE 2006.
2)CHEVROLET, BLUE AND GREY ASTRO MINIVAN FOR SALE AND WITH EXP. TAG # H59JAQ SINCE JAN. 2008.
3)TOYOTA CAMRY, GREEN WITH EXPIRED TAG # V90YAF SINCE 12/07 AND LEFT/FRONT TIRE FLAT.

Withdrawn:

47-19.9.A.2.d.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 18-1.(a), 47-19.1.C., 47-19.5.J.1., 47-20.13.A. and 9-281(b) within 84 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 18-1.(a), 47-19.1.C., 47-19.5.J.1., 47-20.13.A. and 9-281(b) within 84 days or a fine of \$50 per day, per violation.

Case: CE08071011

Harry J Scanlan Jr
1536 Northwest 5 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/8/08 and at City Hall on 9/18/08.

Mr. Wilson Quintero, Code Enforcement Officer, testified to the following violations:

18-1

THERE IS A POOL AND A POND ON PROPERTY WITH DARK, GREEN, AND BLACK STAGNANT AND UNCIRCULATING WATER. THE POOL AND POND MAY FURNISH A BREEDING PLACE FOR MOSQUITOES AND COULD ENDANGER THE HEALTH, SAFETY AND WELFARE OF THE SURROUNDING PROPERTIES.

18-27(a)

THERE IS GRASS/PLANT OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY FROM BACKYARD AND SWALE.

9-280(b)

THERE ARE BUILDING PARTS ON THIS PROPERTY THAT ARE NOT MAINTAINED INCLUDING, BUT NOT LIMITED TO, WINDOWS, DOORS, FALSE ROOF IN THE FRONT.

9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION INCLUDING, BUT NOT LIMITED TO, WIRES HANGING FROM THE CEILING AND EXPOSED IN BACK YARD; ALSO, ELECTRICAL BOXES AND METERS WITHOUT COVERS, WIRES AND ACCESSORIES WITHOUT COVERS AND WIRES EXPOSED INSIDE THE PROPERTY.

9-328(a)

THE PROPERTY IS VACANT AND HAS A FRONT WINDOW WITHOUT GLASS AND COVERED WITH BOARD AND A FRONT DOOR ENTRANCE AND DOOR A THE NORTH SIDE OF THE PROPERTY UNSECURED AND WITHOUT DOOR KNOBS/LOCKS ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR.

Officer Quintero reported the property had a notice of lis pendens recorded on 7/15/08 and was vacant. He presented photos of the property and the case file and recommended ordering compliance with 18-1 within 10 days or a fine of \$250 per day, with 18-27(a) within 10 days or a fine of \$50 per day, with 9-280(b) and 9-280(g) within 35 days or a fine of \$50 per day, per violation and with 9-328(a) within 10 days or a fine of \$100 per day with the right to board the property.

Ms. Tell found in favor of the City and ordered compliance with 18-1 within 10 days or a fine of \$250 per day, with 18-27(a) within 10 days or a fine of \$50 per day, with 9-280(b) and 9-280(g) within 35 days or a fine of \$50 per day, per violation and with 9-328(a) within 10 days or a fine of \$100 per day with the right to board the property.

Case: CE08072630

Wells Fargo Bank
831 Northwest 1 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/11/08.

Mr. Wilson Quintero, Code Enforcement Officer, testified to the following violation:
9-328(b)

THIS VACANT RENTAL PROPERTY, A FOUR-PLEX, HAS WINDOWS AND OTHER OPENINGS SECURED BY BOARDING BUT DOES NOT HAVE A PERMIT AND A VALID/CURRENT BOARDING CERTIFICATE AS REQUIRED BY THE CITY AND THIS ARTICLE.

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

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

Case: CE08062074

Darren L & Contina Williams
1815 Northwest 7 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/8/08 and at City Hall on 9/18/08.

Mr. Wilson Quintero, Code Enforcement Officer, testified to the following violations:
9-280(h)(1)

THERE IS A WOODEN FENCE IN DISREPAIR AT NORTH SIDE OF THE PROPERTY. THE FENCE HAS MISSING SLATS AND PART OF THE WOOD FENCE IS LEANING ON ONE SIDE.

9-308(a)

THE ROOF ON THE BACK ADDITION OF THIS PROPERTY IS NOT FINISHED AND MAINTAINED IN A SAFE, SECURE AND WATERTIGHT CONDITION. PERMIT FOR THE ROOF FAILED AND EXPIRED SINCE 2006.

9-305(a)

THERE IS PLANT/GRASS OVERGROWTH ENCROACHING ON THE RIGHT OF WAY, NW19 ST OBSTRUCTING, HINDERING PEDESTRIAN AND SMOOTH TRAFFIC MOVEMENT.

Complied:

18-27(a)
47-19.9

Officer Quintero reported the property was in foreclosure. He presented photos of the property and the case file and recommended ordering compliance with 9-280(h)(1), 9-308(a) and 9-305(a) within 35 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 9-280(h)(1), 9-308(a) and 9-305(a) within 35 days or a fine of \$25 per day, per violation.

Case: CE08071556

Miseline Fabre
1122 Northwest 8 Avenue

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

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

THERE IS GRASS/PLANT OVERGROWTH, RUBBISH, TRASH
AND DEBRIS ON PROPERTY AND SWALE.

24-27(b)

THERE IS A TRASH RECEPTACLE IN FRONT OF THIS
RENTAL PROPERTY ON THE SWALE A DAY AFTER BEING
SERVICED. RECEPTACLE IS BEING STORED IN THIS PLACE
ALL THE TIME.

47-20.20.H.

THERE IS A PARKING LOT NOT MAINTAINED ON THIS
RENTAL PROPERTY. THERE ARE AREAS WITH DIRT AND OIL
STAINS, AND AREAS IN NEED OF PATCH AND SEAL.

Officer Quintero reported a lis pendens was recorded on 8/27/07. He 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.

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

Case: CE08071570

Stipulated agreement

Virgil, Gordana & Lentini Ulman
1136 Northwest 8 Avenue

Violation:

47-20.20.H.

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

Complied;
18-27(a)

24-27(b)
47-19.9

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 47-20.20.H. within 49 days or a fine of \$25 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 47-20.20.H. within 49 days or a fine of \$25 per day.

Case: CE08050206

Orange Land Trust
705 Northwest 2 Street

Mr. McKelligett announced that service was via posting on the property on 9/8/08 and at City Hall on 9/18/08.

Mr. Dick Eaton, Code Enforcement Officer, testified to the following violation:
47-21.6 L.

THERE ARE AREAS OF BARE GROUND ON THE UNDEVELOPED
AREAS OF THIS VACANT LOT.

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

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

Case: CE08071907

Morgan Stanley Mortgage Loan Trust/
Wells Fargo Bank Trustee
2200 Northwest 6 Court

Mr. McKelligett announced that certified mail sent to the owner was stamped "HomeQ-Raleigh mail room" on 9/12/08 and certified mail sent to the owner's attorney was accepted on 9/11/08.

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

THE PROPERTY IS OVERGROWN, COVERED WITH LITTER AND
TRASH, AND IS NOT BEING MAINTAINED.

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

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

Case: CE08071605

Cavese Laval Williams
515 Northwest 20 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/8/08 and at City Hall on 9/18/08.

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

THE PROPERTY IS OVERGROWN AND NOT BEING MAINTAINED.

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

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

Case: CE08061007

Matthew Whitehead
1210 Northwest 2 ST

Mr. McKelligett announced that service was via posting on the property on 9/8/08 and at City Hall on 9/18/08.

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

THERE ARE BOARDED AND BROKEN WINDOWS IN THE
BUILDING.

9-306

THE BUILDING IS DIRTY AND HAS PEALING AND CHIPPING
PAINT.

18-27(a)

THE PROPERTY IS OVERGROWN AND COVERED WITH TRASH
AND LITTER.

Officer Eaton presented photos of the property and the case file, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$100 per day, per violation.

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

Case: CE08052084

Thomas & Angela Pinkney
908 Southwest 15 Terrace

Mr. McKelligett announced that service was via posting on the property on 9/18/08 and at City Hall on 9/18/08.

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, GARBAGE BAGS AND LITTER. THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

47-20.20.H.

THE PARKING AREA IS IN DISREPAIR WITH POT HOLES AND IS IN NEED OF RESEALING AND PARKING STRIPES.

9-280(b)

THE STAIRWAY IS IN DISREPAIR WITH CRACKS.

9-306

THERE IS CHIPPED, FADED AND MILDEW-STAINED PAINT ON THE BUILDING AND FASCIA BOARD.

9-308(a)

THE ROOF IS IN DISREPAIR, MISSING ROOF TILES, AND IS NOT IN A SAFE, WATERTIGHT CONDITION.

9-308(b)

THE ROOF IS STILL DIRTY AND STAINED.

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 \$100 per day and 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 14 days or a fine of \$100 per day and 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: CE08070244

Julina Dorval
700 Southwest 16 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/15/08 and at City Hall on 9/18/08.

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

THERE IS TRASH, RUBBISH & DEBRIS SCATTERED ABOUT THE PROPERTY INCLUDING, BUT NOT LIMITED TO, OLD FURNITURE AND OLD APPLIANCES. THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

9-281(b)

THERE IS AN UNLICENSED, INOPERABLE VEHICLE BEING STORED ON THE PROPERTY INCLUDING, BUT NOT LIMITED TO, A BLUE CHEVY CAVALIER. THE VEHICLE DESCRIBED HAS AN EXPIRED LICENSE 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 with 18-27(a) within 14 days or a fine of \$100 per day and with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the blue Chevy Cavalier.

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

Case: CE08072460

Enclave At The Oaks Townhomes LLC
1901 Southwest 5 Place

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/12/08.

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

THE BUILDING IS VACANT AND HAS BROKEN OR MISSING WINDOWS OR DOORS OR OTHER OPENINGS THAT ALLOW UNAUTHORIZED ACCESS TO THE INTERIOR.

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

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

Case: CE08051527

Kurt & Jackie Pughsley
2329 Northwest 14 Court

Mr. McKelligett announced that service was via posting on the property on 9/8/08 and at City Hall on 9/18/08.

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

THE DRIVEWAY ON THIS PROPERTY CONSISTS OF DIRT AND
IS NOT BEING MAINTAINED IN A DUST-FREE CONDITION.

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

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

Case: CE08071993

Carlene Small
121 Southwest 29 Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/17/08.

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

THERE CONTINUES TO BE AN EXCESSIVE ACCUMULATION OF
OVERGROWN PLANT LIFE ON THE SIDE AND REAR YARDS.

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

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

Case: CE08061967

Anthony X Merino
3130 Southwest 17 Street

Mr. McKelligett announced that service was via posting on the property on 9/8/08 and at City Hall on 9/18/08.

Mr. Mark Campbell, Code Enforcement Officer, testified to the following violations:
18-1

THE POOL ON THIS PROPERTY HAS GREEN, STAGNANT WATER
WHICH IS OR MAY REASONABLY BECOME INFESTED WITH
MOSQUITOES AND IS ENDANGERING THE PUBLIC HEALTH,
SAFETY AND WELFARE.

18-27(a)

THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS SCATTERED ALL AROUND THE PROPERTY AND SWALE AREA INCLUDING, BUT NOT LIMITED TO, BUCKETS, CONCRETE BLOCKS, PIPING, YARD WASTE, TIRES, AND TUBING.

24-27(b)

THE GARBAGE RECEPTACLES ARE BEING STORED IN THE FRONT OF THE PROPERTY ON A CONTINUAL BASIS.

9-280(g)

ELECTRICAL ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION. THE OUTDOOR LIGHT IS MISSING A COVER. THE ELECTRICAL BOX ON THE SIDE OF THE HOUSE IS MISSING A COVER. THERE ARE EXPOSED WIRES HANGING OUT. THIS MAY PRESENT A DANGER TO THE COMMUNITY.

9-280(h)(1)

THE FENCE ON THIS PROPERTY IS IN DISREPAIR AND ALLOWS UNAUTHORIZED ACCESS TO THE POOL IN THE REAR. GATE LOCK IS EITHER BROKEN OR MISSING AND THERE ARE SECTIONS OF WOODEN PLANKS THAT ARE EITHER ROTTED OR FALLING DOWN.

Withdrawn:

9-280(b)

Officer Campbell 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, with 18-27(a), 24-27(b) and 9-280(g) within 14 days or a fine of \$50 per day, per violation and with 9-280(h)(1) within 14 days or a fine of \$100 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, with 18-27(a), 24-27(b) and 9-280(g) within 14 days or a fine of \$50 per day, per violation and with 9-280(h)(1) within 14 days or a fine of \$100 per day.

Case: CE08071297

Mario Rodriguez
2141 Southwest 35 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/8/08 and at City Hall on 9/18/08.

Mr. Mark Campbell, Code Enforcement Officer, testified to the following violation:

18-27(a)

THERE IS OVERGROWTH ALL AROUND THE PROPERTY AND SWALE AREA INCLUDING, BUT NOT LIMITED TO, UNMAINTAINED BUSHES AND SHRUBS.

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

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

Case: CE08071585

HSBC Bank USA National Association
3314 Southwest 15 Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/16/08 and certified mail sent to the attorney was accepted [no date].

Mr. Mark Campbell, Code Enforcement Officer, testified to the following violations:

9-280(g)

ELECTRICAL ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION. THE CARPORT LIGHT IS MISSING ITS COVER AND HAS EXPOSED WIRES. THERE ARE EXPOSED WIRES HANGING FROM THE OUTSIDE ELECTRICAL RECEPTACLES. THIS MAY PRESENT A DANGER TO THE COMMUNITY.

9-280(h)(1)

THERE IS A WOOD FENCE ON THIS PROPERTY THAT IS DAMAGED AND IN DISREPAIR. THERE ARE ROTTING OR MISSING WOOD PLANKS.

9-304(a)

THE METAL CARPORT ON THIS PROPERTY IS IN DISREPAIR. ALL STRUCTURES DESIGNED FOR PRIVATE PARKING SHALL BE MAINTAINED IN A SAFE, SECURE, AND ATTRACTIVE CONDITION.

9-304(b)

THERE ARE TWO DRIVEWAYS THAT ARE IN DISREPAIR. THE DRIVEWAYS ARE NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

Complied:

18-27(a)

24-27(b)

Officer Campbell presented photos of the property and the case file and recommended ordering compliance with 9-280(g), 9-280(h)(1), 9-304(a) and 9-304(b) within 35 days or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 9-280(g), 9-280(h)(1), 9-304(a) and 9-304(b) within 35 days or a fine of \$50 per day, per violation.

with 9-280(g), 9-280(h)(1), 9-304(a) and 9-304(b) within 35 days or a fine of \$50 per day, per violation.

Case: CE08071139

Stipulated agreement

Jocelyn Blaylock
211 Southwest 22 Street

Violations:

24-28(a)

THIS DUMPSTER IS OVERFLOWING WITH GARBAGE AND HAS BEEN OBSERVED IN THIS CONDITION ON SEVERAL OCCASIONS; PICK-UP SERVICE SCHEDULE IS INADEQUATE FOR PROPERTY.

47-19.4 B.1.

THERE IS A DUMPSTER ON WHEELS SITTING NEXT TO THE ALLEY ON A CONTINUAL BASIS.

Complied:

24-27(f)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 24-28(a) and 47-19.4.B.1. within 14 days or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 24-28(a) and 47-19.4.B.1. within 14 days or a fine of \$50 per day, per violation.

Case: CE08051932

Stipulated agreement

Judette Richardson
837 Northwest 10 Terrace

Violations:

18-27(a)

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

47-20.20.G.

THERE ARE DIFFERENT VEHICLES BEING STORED IN THIS PARKING LOT BY THE AUTO BODY SHOP ACROSS THE STREET.

47-20.20.H.

THE PARKING LOT IS IN DISREPAIR. THERE IS MISSING PAVEMENT AND PLANT LIFE GROWING THROUGH IT. THE SEAL COAT AND STRIPES HAVE FADED.

9-281(b)

THERE ARE VARIOUS UNLICENSED VEHICLES BEING PARKED ON THE PROPERTY AT DIFFERENT TIMES, BY THE AUTO

BODY SHOP ACROSS THE STREET.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 18-27(a) and 47-20.20.G. within 2 weeks or a fine of \$50 per day, with 47-20.20.H. within 9 weeks or a fine of \$50 per day and 9-281(b) within 2 weeks or a fine of \$100 per day with the right to tow the vehicles.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 18-27(a) and 47-20.20.G. within 2 weeks or a fine of \$50 per day, with 47-20.20.H. within 9 weeks or a fine of \$50 per day and 9-281(b) within 2 weeks or a fine of \$100 per day with the right to tow the vehicles.

Case: CE08061119

Stipulated agreement

700 Northwest 12 Avenue LLC
735 Northwest 11 Avenue

Violations:

47-20.20.H.

THE PARKING AREA IS IN DISREPAIR. THERE ARE
POTHoles, AND THE SEAL COAT AND STRIPING HAVE
FADED.

9-281(b)

THERE ARE VARIOUS UNLICENSED OR INOPERABLE
VEHICLES BEING PARKED ON THE PROPERTY AT DIFFERENT
TIMES.

Complied:

47-19.4.D.4

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 47-20.20.H. within 8 weeks or a fine of \$50 per day and with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the vehicles.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 47-20.20.H. within 8 weeks or a fine of \$50 per day and with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the vehicles.

Case: CE08070951

2450 Wilton Corp
1204 Northeast 4 Avenue

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

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

THE PARKING LOT IS IN DISREPAIR. THERE ARE POTHoles, BROKEN PAVEMENT, MISSING AND BROKEN WHEEL STOPS, AND THE SEAL COAT AND STRIPES HAVE FADED.

47-22.9.

THERE ARE SIGNS ON THE PROPERTY FOR WHICH THERE ARE NO PERMITS.

Complied:

47-22.3.C.

47-22.3.S

9-313(a)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 47-20.20.H. and 47-22.9. within 91 days or a fine of \$100 per day, per violation.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 47-20.20.H. and 47-22.9. within 91 days or a fine of \$100 per day, per violation.

Case: CE08050620

Inesse Laroche

1220 Northwest 6 Court

Mr. McKelligett announced that service was via posting on the property on 9/5/08 and at City Hall on 9/18/08.

Ms. Wanda Sappington, Code Enforcement Officer, testified to the following violation:
9-328(b)

THE DOORS AND WINDOWS AND/OR OTHER OPENINGS OF THIS BUILDING HAVE BEEN BOARDED WITHOUT OBTAINING A CURRENT AND VALID CITY ISSUED BOARD-UP CERTIFICATE.

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

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

Case: CE08061813

James P Harn

1431 Northwest 11 Place

Mr. McKelligett announced that service was via posting on the property on 9/5/08 and at City Hall on 9/18/08.

Ms. Wanda Sappington, Code Enforcement Officer, testified to the following violation:
9-328(a)

THIS BUILDING IS VACANT AND HAS BROKEN OR MISSING
WINDOWS OR DOORS OR OTHER OPENINGS THAT ALLOW
UNAUTHORIZED ACCESS TO THE INTERIOR.

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

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

Case: CE08070923

Carmelo Siri
847 Northwest 13 Avenue

Mr. McKelligett announced that service was via posting on the property on 8/25/08 and at City Hall on 9/18/08.

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

THERE IS TRASH, RUBBISH, AND DEBRIS SCATTERED
ABOUT THIS PROPERTY. THE LAWN AND SHRUBBERY ON
THIS PROPERTY AND/OR SWALE HAS BECOME OVERGROWN.

9-281(b)

THERE ARE INOPERABLE VEHICLES BEING STORED ON
THIS PROPERTY INCLUDING, BUT NOT LIMITED TO, A WHITE
4-DOOR OLDSMOBILE. THE VEHICLE DESCRIBED HAS AN
EXPIRED TAG, SEPTEMBER 2007. THE CITY REQUESTS THE
RIGHT TO TOW AS THE VEHICLE POSES A THREAT TO THE
HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

Officer Sappington presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 35 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 white Oldsmobile.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) within 35 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 white Oldsmobile.

Case: CE08071702

Coloney Ventures-Apex Capital LLC
2221 Southeast 4 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/13/08 and certified mail sent to the registered agent was accepted on 9/13/08.

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

THERE IS AN AC UNIT THAT HAS BEEN INSTALLED
IMPROPERLY THROUGH A WALL AT THIS PROPERTY.

Complied:
18-27(a)
9-281(b)

Officer Eaton presented photos of the property and the case file and recommended ordering compliance with 9-280(g) within 28 days or a fine of \$50 per day.

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

Case: CE08051746

Saintilet Saint-Gerard
1301 Northeast 3 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/22/08.

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

THE WINDOWS ARE NOT WEATHER, WATERTIGHT OR RODENT
PROOF; SPECIFICALLY, THE UPSTAIRS WINDOWS ARE
HANGING BY ONE SIDE OF THE FRAME.

Complied:
18-27(a)

Officer Williams presented photos of the property and the case file and recommended ordering compliance with 9-280(b) within 35 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-280(b) within 35 days or a fine of \$50 per day.

Case: CE08072218

Sherley Ceinor &
Timothy St Fleur
1211 Northwest 5 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/8/08 and at City Hall on 9/18/08.

Ms. Kimberly Williams, Code Enforcement Officer, testified to the following violation:
9-279(f)

THE OCCUPIED BUILDING AT THIS LOCATION DOES NOT
HAVE THE REQUIRED CITY WATER SERVICE.

Officer Williams presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day.

Case: CE08051931

Blondine Beaubrun
1428 Northwest 8 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/8/08 and at City Hall on 9/18/08.

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

THE SWALE AND PROPERTY ARE OVERGROWN AND LITTERED
WITH TRASH.

9-280(h)(1)

THE PROPERTY HAS A CHAIN LINK FENCE THAT IS
FALLING DOWN AND IS IN DISREPAIR.

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

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

Case: CE08061616

Cheryldean & Jerome H Harris
1328 Northwest 9 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/8/08 and at City Hall on 9/18/08.

Ms. Kimberly Williams, Code Enforcement Officer, testified to the following violation:
9-281(b)

THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED ON
THE PROPERTY; SPECIFICALLY, A BLUE TWO (2) DOOR
VOLKSWAGEN BUG WITH EXPIRED TAGS. THE CITY REQUESTS
THE RIGHT TO TOW AS THE VEHICLE POSES A THREAT TO

THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

Complied:

18-27(a)

9-304(b)

9-306

Officer Williams 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 blue Volkswagen Bug.

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 blue Volkswagen Bug.

Case: CE08061384

Sara Ileana Riverol

1312 Northwest 9 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/8/08 and at City Hall on 9/18/08.

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

18-27(a)

THE PROPERTY HAS BECOME OVERGROWN AND IS NOT BEING MAINTAINED.

47-21.8.A.

THE BUSHES/HEDGES HAVE BECOME OVERGROWN AND HAVE NOT BEEN MAINTAINED.

9-276(d)

THERE ARE 3 HOLES IN THE GROUND FROM OLD TRASH RECEPTACLES THAT ARE MISSING THE COVERS AND COULD BE A PEDESTRIAN HAZARD.

9-280(b)

THE BUILDING HAS A UTILITY DOOR MISSING GLASS JALOUSIE PANELS AND REAR DOOR MISSING THE KNOB. THE UTILITY ROOM CEILING IS STAINED AND MILDEWED; IT HAS NOT BEEN MAINTAINED.

9-280(g)

THERE ARE ELECTRICAL OUTLETS MISSING THE COVERS AND SOME ARE NOT OPERABLE. THERE ARE ELECTRICAL WIRES IN THE UTILITY ROOM THAT ARE EXPOSED. THE ELECTRICAL PANEL IS MISSING THE METAL FACE PLATE LEAVING ACCESS TO EXPOSED WIRES.

9-280(h)(1)

THE WOOD FENCE WAS INSTALLED WITH THE POSTS FACING THE OUTSIDE OF THE PROPERTY.

Officer Williams presented photos of the property and the case file and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

Case: CE08062056

Countrywide Home Loans Inc
1021 Northwest 3 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/11/08 and certified mail sent to the attorney was accepted on 9/10/08.

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, PAPER, CUPS AND LITTER. THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND HAS NOT BEEN MAINTAINED.

9-280(b)

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

9-280(g)

THERE ARE ELECTRICAL FIXTURES ON THE EXTERIOR THAT ARE BROKEN AND INOPERABLE AND MISSING GLOBES.

9-306

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

9-313(a)

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

Complied:

9-323(a)

9-328(a)

Officer Williams presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 9-280(b), 9-280(g), 9-306 and 9-313(a) 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), 9-280(b), 9-280(g), 9-306 and 9-313(a) within 35 days or a fine of \$100 per day, per violation.

Case: CE08061328

Countrywide Home Loans Inc
1021 Northwest 3 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/16/08.

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

THE PROPERTY HAS BEEN BOARDED WITHOUT THE REQUIRED
BOARD-UP PERMIT.

Officer Williams presented photos of the property and the case file and recommended ordering compliance within 35 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE08070062

Steven Decker
1040 Northwest 2 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/13/08.

Ms. Kimberly Williams, Code Enforcement Officer, testified to the following violations:
9-280(h)(1)

THE WOOD FENCE ON THE NORTH SIDE HAS BEEN KNOCKED
OVER AND IS IN DISREPAIR.

9-328(a)

THE NORTH SIDE OF THE PROPERTY HAS A MISSING WALL
A/C UNIT THAT HAS LEFT AN OPENING INTO THE
ABANDONED BUILDING.

Officer Williams presented photos of the property and the case file and recommended ordering compliance with 9-280(h)(1) within 35 days or a fine of \$100 per day and with 9-328(a) within 35 days or a fine of \$100 per day with the right to board the property.

Ms. Tell found in favor of the City and ordered compliance with 9-280(h)(1) within 35 days or a fine of \$100 per day and with 9-328(a) within 35 days or a fine of \$100 per day with the right to board the property.

Case: CE08080069

Tracy R Schwenk
1420 North Andrews Avenue

Mr. McKelligett announced that service was via posting on the property on 9/8/08 and at City Hall on 9/18/08.

Ms. Kimberly Williams, Code Enforcement Officer, testified to the following violation:
9-279(f)

THE OCCUPIED BUILDING AT THIS LOCATION DOES NOT
HAVE THE REQUIRED CITY WATER SERVICE.

Officer Williams presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day.

Case: CE08090179

Simon & MacCianie D St Jean
1708 Northwest 9 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/13/08.

Ms. Kimberly Williams, Code Enforcement Officer, testified to the following violation:
9-279(f)

THE OCCUPIED BUILDING AT THIS LOCATION DOES NOT
HAVE THE REQUIRED CITY WATER SERVICE.

Officer Williams presented the case file and recommended ordering compliance within 14 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day.

Case: CE07121056

Liquidations Property Inc
1609 Northwest 15 Street

Ordered to reappear from 6/5/08
Hearing to impose fine

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, listed extensions to the compliance deadline that had been granted since the case was first heard and said the City was recommending that no fine be imposed [reduced from \$1,700].

Ms. Tell imposed no fine.

Case: CE08060037

Hearing to impose fine

Yasmin D Pottinger
3330 Northeast 14 Court

Mr. McKelligett announced that this case was first heard on 8/7/08 to comply by 8/21 and 9/4/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was recommending a \$250 fine be imposed [reduced from \$1,400].

Ms. Tell imposed a \$250 fine.

Case: CE08030994

Hearing to impose fine

Edward G Gay IV
620 East Campus Circle

Mr. McKelligett announced that this case was first heard on 8/21/08 to comply by 9/4/08. Mr. McKelligett 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 which would continue to accrue until complied.

Case: CE08060380

Hearing to impose fine

Orlando Rosa
540 Southwest 22 Terrace

Mr. McKelligett announced that this case was first heard on 8/21/08 to comply by 9/4/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$500 fine.

Ms. Tell imposed the \$500 fine.

Case: CE08042287

Hearing to impose fine

Daniel S Carusi
1328 Northwest 6 Avenue

Mr. McKelligett announced that this case was first heard on 7/17/08 to comply by 8/21/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$275 fine.

Ms. Tell imposed the \$275 fine.

Case: CE08070564

Hearing to impose fine

Metropolitan Property Investment LLC
533 Northeast 1 Avenue

Mr. McKelligett announced that this case was first heard on 8/21/08 to comply by 9/4/08. Mr. McKelligett 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 which would continue to accrue until the property complied.

Case: CE08070968

Hearing to impose fine

MTAG as Custodian for Carlyle
438 Northwest 13 Avenue

Mr. McKelligett announced that this case was first heard on 8/21/08 to comply by 9/4/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,250 fine.

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

Case: CE08041492

Ordered to reappear from 9/4/08

Wells Fargo Bank NA Trustee
532 Northwest 15 Terrace

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 6/19/08 to comply by 7/17/08. Mr. McKelligett 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 \$4,800 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$4,800 fine which would continue to accrue until the property complied.

Case: CE08010358

Hearing to impose fine

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

Mr. McKelligett announced that this case was first heard on 6/5/08 to comply by 8/7/08. The property was complied and the City was requesting imposition of a \$975 fine.

Ms. Tell imposed the \$975 fine.

Case: CE08040859

Hearing to impose fine

Deutsche Bank National Trust Company
C/O America's Servicing Company
5751 Northeast 19 Avenue

Mr. McKelligett announced that this case was first heard on 8/7/08 to comply by 8/21 and 9/4/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$5,200 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$5,200 fine which would continue to accrue until the property complied.

Case: CE08021152

Hearing to impose fine

Royal Palm Plaza LLC
424 West Sunrise Boulevard

Mr. McKelligett announced that this case was first heard on 6/5/08 to comply by 9/4/08. The property was complied and the City was recommending no fine be imposed [reduced from \$1,050].

Ms. Tell imposed no fine.

Case: CE08021163

Hearing to impose fine

Royal Palm Plaza LLC
424 West Sunrise Boulevard

Mr. McKelligett announced that this case was first heard on 6/5/08 to comply by 9/4/08. The property was complied and the City was recommending no fine be imposed [reduced from \$1,050].

Ms. Tell imposed no fine.

Case: CE08021188

Hearing to impose fine

Royal Palm Plaza LLC
424 West Sunrise Boulevard

Mr. McKelligett announced that this case was first heard on 6/5/08 to comply by 9/4/08. The property was complied and the City was recommending no fine be imposed [reduced from \$1,050].

Ms. Tell imposed no fine.

Case: CE08020628

Hearing to impose fine

Roger L & Vienna Freeman
401 Northwest 7 Street

Mr. McKelligett announced that this case was first heard on 7/17/08 to comply by 9/4/08. Mr. McKelligett recited violations, compliance dates and potential fines and

stated the City was requesting imposition of a \$9,450 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$9,450 fine which would continue to accrue until the property complied.

Case: CE08020631

Hearing to impose fine

Roger & Vienna Freeman
415 Northwest 7 Street

Mr. McKelligett announced that this case was first heard on 7/17/08 to comply by 9/4/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$9,450 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$9,450 fine which would continue to accrue until the property complied.

Case: CE08021367

Ordered to reappear from 8/7/08

Washington Mutual Bank
923 Northwest 4 Avenue

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 6/5/08 to comply by 6/19 and 7/3/08. Mr. McKelligett 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 \$4,100 fine which would continue to accrue until the property complied.

Ms. Tell imposed the \$4,100 fine which would continue to accrue until complied.

Case: CE08030259

Hearing to impose fine

Tarpon Investment Group LLC
736 Northwest 4 Avenue

Mr. McKelligett announced that this case was first heard on 6/5/08 to comply by 9/4/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was recommending no fine be imposed [reduced from \$300].

Ms. Tell imposed no fine.

Cases Complied

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

CE08050780	CE08061645	CE08090445	CE08031496
CE08071666	CE08071925	CE08071684	CE08070707
CE08081279	CE08041671	CE08070955	CE08080389
CE08062372	CE08072459	CE08072641	CE08031929
CE08080052	CE08050759	CE08080056	CE08070361
CE08071692	CE08071954	CE08071957	CE08041466
CE08050766	CE08071927	CE08072367	CE08081163
CE08081281	CE08081425	CE07020667	CE08031819
CE08072442	CE08072607	CE08050538	CE08031744
CE08031913	CE08061198	CE08062021	CE08070099
CE08070362	CE08070921	CE08071052	CE08071580
CE08051966	CE08071495	CE08071609	CE08080070
CE08080375	CE08080897	CE08080729	CE08080914
CE08081333			

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:

CE08080639	CE08051224	CE08072077	CE08060933
CE08040767	CE08071009	CE08051418	CE08051535
CE08041523	CE08070940	CE08062547	CE08071733
CE08081159	CE08061062	CE08061240	CE08061776
CE08070503	CE08071161	CE08061911	CE08062116
CE08070742	CE08081711		

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:

CE08081114	CE08061836	CE08021075	CE08021073
CE08021074			

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:

CE08071270	CE08051992	CE08071686	CE08041526
CE08051427	CE08060724		

There being no further business, the hearing was adjourned at 1:22 P.m.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services