

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
ROSE-ANN FLYNN PRESIDING
OCTOBER 16, 2008
9:00 A.M. – 12:28 P.M.**

Staff Present:

Mary Allman, Secretary Special Magistrate
Sue Manning, Secretary, Special Magistrate
Erin Peck, Clerk III
Brian McKelligett, Clerk of Special Magistrate Supervisor
Lin Bradley, Code Enforcement Supervisor
Peggy Burks, Code Enforcement Supervisor
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
Todd Hull, Code Enforcement Officer
Mike Maloney, Landscape Inspector
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

CE08021526: Ronald Malec, contractor
CE08081945: Vainqueur Alexis, owner
CE08081776: Veronel Pierre, owner
CE08090678: Cornelius Bannis, property manager
CE08050010: Vilamar Julmi, owner; Rolando Pena, contractor
CE08080848; CE08080863; CE08080864: Gary Glusman, property manager
CE08051789: Goran Dragoslavic, owner

CE08061674: Cyril Myland, owner
CE08071992: Romi DiRoberto, owner; John DiRoberto, owner
CE08080340: Monty Lalwani, owner
CE08042371: Gary Juducki, executor of estate
CE08070169: Josue Cea, owner
CE08082002: Pamela Blands, owner
CE08070125: David Freudenberg, owner's representative
CE08021623: Mohammed Alam, Power of Attorney; Mohammad Mohosin
CE07032078: Mary O'Malley-Servellon, operations manager
CE08031578: Jeffrey Pedelty, owner; Tamara Teegarden, owner's friend
CE08040658: Tarn Tantikij, owner
CE08081947: Phillipe Nogiera, owner
CE08061689: Hugo Arguello, owner's representative
CE08080090: Filadelfo Barrera, owner; Anays Escobar, owner's daughter
CE08032157: Donald Gawne, owner; Edward Cayia, attorney
CE08021073, CE08021074: Richard Inglis, attorney; Stuart Weinstock, tenant
CE08040136: Carolina Rojas, representative of the owner
CE08081947: Luis Lecaros, 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: CE08082002

Pamela D Blands
1101 Northwest 1 Avenue

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

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

THERE IS AN UNLICENSED, INOPERABLE VEHICLE STORED ON THE PROPERTY. SPECIFICALLY A WHITE PONTIAC WITH NO TAGS. THE CITY REQUESTS THE RIGHT TO TOW AS THE VEHICLES POSE A THREAT TO THE HEALTH, SAFETY AND WELFARE TO THE COMMUNITY.

Officer Williams 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 Pontiac.

Ms. Pamela Blands, owner, explained that her daughter owned the car and she was away at school. Ms. Blands said she could not afford to insure the car, but wanted to

keep it until her daughter could take it to school next year. Ms. Flynn explained to Ms. Blands that she could not keep an unregistered, uninsured car on the property.

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 Pontiac.

Case: CE08051789

Request for extension

800 Northwest 11 Avenue
800 Northwest 11 Avenue LLC

Mr. McKelligett announced that this case was first heard on 9/4/08 to comply by 9/18 and 10/2/08. Mr. McKelligett recited violations, compliance dates and potential fines, which had accrued to \$4,700.

Ms. Ursula Thime, Code Enforcement Officer, said the owner was present to request an extension.

Mr. Goran Dragoslavic, owner, said his permit application for the driveway, which he had submitted two months ago, was still in landscape review. Mr. Dragoslavic said the work to be done was very minimal. Officer Thime recommended a 63-day extension.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE08081945

Eliamise Alexis
202 Southwest 27 Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/6/08.

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

THERE IS A DERELICT AND INOPERABLE ISUZU SUV
WITHOUT A TAG ON THE PROPERTY. THERE IS ALSO A DERELICT
WHITE FORD PICKUP TRUCK. THE CITY OF FORT
LAUDERDALE CONSIDERS THIS TO BE A THREAT TO THE
HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND
REQUESTS THE RIGHT TO TOW.

Officer Davis 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 Isuzu SUV and the white Ford pickup.

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 Isuzu SUV and the white Ford pickup.

Later in the meeting, Mr. McKelligett announced that the owner had stepped out of the room when the case was heard, but had now returned. He requested Ms. Flynn set aside her order and re-hear the case, and she agreed.

Officer Davis testified again to the violation.

Mr. Vainqueur Alexis, owner, acknowledged the violation and agreed to comply within 10 days.

Officer Davis 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 Isuzu SUV and the white Ford pickup.

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 Isuzu SUV and the white Ford pickup.

Case: CE08081776

Emmanuel Pierre
220 Southwest 27 Terrace

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

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

THERE IS MISCELLANEOUS TRASH AND LITTER SCATTERED
ON THE PROPERTY.

9-281(b)

THERE IS A DERELICT AND INOPERABLE GOLD VOLVO IN
THE PARKING LOT WITHOUT A TAG AND FLAT TIRES.
THERE IS A COMMERCIAL FOOD CATERING TRUCK IN THE
PARKING LOT WITH A FLAT TIRE. THERE IS AN INOPERABLE,
UNREGISTERED WHITE CHEVY MALIBU ON THE PROPERTY. THE CITY
OF FORT LAUDERDALE CONSIDERS THIS TO BE A THREAT TO THE
HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND REQUESTS
THE RIGHT TO TOW.

Officer Davis said she had spoken with tenants, who knew the owner of the vehicles, but the vehicles had not been removed. She had also spoken with the owner and explained that the vehicles were his responsibility. Officer Davis presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 10 days or a fine of \$25 per day and with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the gold Volvo, catering truck and white Chevy Malibu.

Mr. Veronel Pierre, owner, said he thought in this situation, the City would tow the car. Mr. Pierre said he had spoken with the tenants, but they had not complied with his wishes. He stated he would tow the vehicles.

Ms. Flynn found in favor of the City and ordered compliance with 18-27(a) within 10 days or a fine of \$25 per day and with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the gold Volvo, catering truck and the white Chevy Malibu.

Case: CE08042371

Ralph P Nelli
1000 Southwest 4 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/26/08 and at City Hall on 10/2/08.

Mr. William Snow, Code Enforcement Officer, testified to the following violation:
9-306

THE EXTERIOR WALLS OF THE BUILDING ARE NOT BEING MAINTAINED. THE PAINT ON THE EXTERIOR OF THE HOUSE IS DIRTY AND STAINED. SOME AREAS OF THE EXTERIOR WALLS HAS LOOSE AND PEELING PAINT.

Officer Snow explained that the original case was the result of a complaint. He presented photos of the property and the case file and recommended ordering compliance within 98 days or a fine of \$25 per day.

Mr. Gary Juducki, executor of estate, said he had already purchased the paint. He added that there was a sale contract pending on the house.

Ms. Flynn found in favor of the City and ordered compliance within 98 days or a fine of \$25 per day.

Case: CE08021623

Saahil Investment LLC
1417 North Dixie Highway

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 6/5/08 to comply by 6/19/08 and 8/28/08. 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 property was complied and the City was requesting imposition of an \$800 fine [reduced from \$1,900].

Mr. Mohammed Alam, Power of Attorney and tenant, explained that his regular lawn service was experiencing problems. He said he was very sorry and requested that no fine be imposed.

Ms. Flynn imposed a \$300 fine.

Case: CE08080090

Filadelfo Mendez
3480 Southwest 16 Court

Ordered to reappear from 10/2/08

Mr. McKelligett announced that this case was first heard on 10/2/08 to comply by 10/16/08. Mr. McKelligett recited violations, compliance dates and potential fines.

Mr. Mark Campbell, Code Enforcement Officer, explained that the owner was ordered to appear today for a status report. Officer Campbell reported that there had been no change on the property.

Ms. Anays Escobar, the owner's daughter, explained that the house was in foreclosure and the house was scheduled for sale on October 22.

Ms. Flynn explained to the owner that until the property changed hands, he was still responsible for the property and he must comply the violations. Ms. Escobar said her father would clean the property that day.

Officer Campbell submitted photos of the property into evidence.

Ms. Flynn granted no extension, and fines would start to accrue on October 17.

Case: CE07032078

LDI Holdings LTD
1715 Southeast 4 Avenue

Ordered to reappear from 8/21/08

Mr. McKelligett announced that this case was first heard on 5/15/08 to comply by 8/14/08. 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 fines had accrued to \$800.

Mr. Dick Eaton, Code Enforcement Officer, said he had spoken with the manager earlier, and she informed him that the property had already passed two inspections and was close to compliance. He recommended a 35-day extension to 11/20/08, with an order to reappear.

Ms. Mary O'Malley-Servellon, operations manager, agreed to Officer Eaton's terms.

Ms. Flynn granted a 35-day extension to 11/20/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08081947

Ignater Corporation
3320 Berkeley Boulevard

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

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

18-27(a)

THERE IS EXCESSIVE OVERGROWTH ON THE PROPERTY AND SWALE.

9-280(b)

THE SOFFIT AREA OVER THE CARPORT IS IN DISREPAIR WITH ROTTING AND FALLING WOOD AND BUILDING MATERIAL.

Officer Davis said she had spoken with the owner, who requested 63 days to repair the carport and agreed the overgrowth would be cut that day. She presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$25 per day and with 9-280(b) within 63 days or a fine of \$25 per day.

Mr. Phillippe Nogiera, owner, agreed that he would cut the overgrowth that day and repair the carport within 63 days. He said he had already hired a contractor for the carport repair.

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 and with 9-280(b) within 63 days or a fine of \$25 per day.

Case: CE08080340

917 North Atlantic Boulevard Corp
917 North Fort Lauderdale Beach Boulevard

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/1/08 and certified mail sent to the registered agent was accepted on 10/1/08.

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

47-19.9

THERE IS OUTDOOR DISPLAY OF GOODS AND MERCHANDISE ON THE PROPERTY.

Complied:

47-22.9.

Officer Sotolongo presented photos of the property and the case file and recommended ordering compliance with 47-19.9 within 14 days or a fine of \$50 per day.

Mr. Monty Lalwani, owner, explained that his business was going very badly. He admitted he usually displayed the sign because it brought customers to the store.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.9 within 14 days or a fine of \$50 per day.

Case: CE08032157

B I C Corp.
5100 Northwest 10 Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/30/08 and certified mail sent to the registered agent was accepted on 9/17/08.

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

THERE IS LAWN OVERGROWTH PRESENT ON THIS VACANT LOT AND IT IS LITTERED WITH TRASH/RUBBISH/DEBRIS.

47-19.1.C.

THERE ARE NUMEROUS VEHICLES/TRAILERS BEING PARKED/STORED ON THIS VACANT LOT. THIS PROPERTY IS ZONED B-3 (HEAVY COMMERCIAL / LIGHT INDUSTRIAL. THE PARKING/STORAGE OF THESE VEHICLES ON THIS PROPERTY IS A VIOLATION OF THE U.L.D.R. UNDER TABLE 47-6.13.A. AND CONSTITUTES AN ACCESSORY USE OF THIS PROPERTY. DUE TO THAT FACT THAT THIS IS A VACANT LOT AND THERE IS NO PRINCIPAL USE (I.E. BUILDING/STRUCTURE) FOR THE PROPERTY, THE ABOVE ACCESSORY USE IS PROHIBITED.

9-280(h)(1)

THERE IS A CHAIN LINK FENCE ON THIS PROPERTY THAT DAMAGED/ LEANING/ AND IS IN GENERAL DISREPAIR.

9-304(b)

THERE ARE NUMEROUS VEHICLES/TRAILERS BEING PARKED/STORED ON THIS VACANT LOT ON GRASS COVERED SURFACES.

Officer Viscusi said he had spoken with the owner and agreed to recommend ordering compliance within 91 days or a fine of \$50 per day, per violation. He presented photos of the property and the case file into evidence. Officer Viscusi said the owner had explained that the tenant who was storing the vehicles on the property was being evicted.

Mr. Edward Cayia, attorney, said the tenant on the adjacent property had been evicted and they had hired a contractor to clear the lot. The contractor had not completed the job and abandoned it. Mr. Cayia said trucks illegally dumped on the property as well.

They had hired a fencing contractor but the City informed the owner that a chain link was not allowed; he must install an 8-foot concrete wall. Mr. Cayia said this was cost prohibitive. Mr. Cayia requested two to three months to resolve the problem.

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

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

Case: CE08080848

GAB 57th Street LLC
710 Northwest 57 Street

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

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

THERE IS LAWN OVERGROWTH PRESENT ON THIS PROPERTY
AND IT IS LITTERED WITH TRASH/RUBBISH/DEBRIS.

9-304(b)

THERE ARE NUMEROUS VEHICLES BEING PARKED ON THE
FRONT LAWN ON THIS PROPERTY ON A GRASS COVERED
SURFACE.

Complied:

24-28(a)

9-281(b)

Officer Viscusi had spoken with the property manager and agreed to recommend ordering compliance with 18-27(a) and 9-304(b) within 63 days or a fine of \$50 per day, per violation. He presented photos of the property and the case file into evidence.

Mr. Gary Glusman, property manager, agreed to Officer Viscusi's terms.

Ms. Flynn found in favor of the City and ordered compliance with 18-27(a) and 9-304(b) within 63 days or a fine of \$50 per day, per violation.

Case: CE08080864

GAB 57th Street LLC
818 Northwest 57 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/30/08 and certified mail sent to the registered agent was accepted on 9/30/08.

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

9-281(b)

THERE ARE DERELICT/INOPERABLE VEHICLES IN THE REAR ALLEYWAY ON THIS PROPERTY: A WHITE 2 DOOR HYUNDAI ACCENT WITH NO TAG AND A RED PONTIAC FIERO WITH AN EXPIRED TAG. THESE VEHICLES POSE A THREAT TO THE HEALTH, SAFETY, AND WELFARE TO THE SURROUNDING PROPERTIES AND TO THE AREA AS A WHOLE.

Complied:
18-27(a)

Officer Viscusi had spoken with the property manager, who advised him that he had hired a towing company to remove the vehicles. He presented photos of the property and the case file and recommended ordering compliance ordering compliance with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the white Hyundai and the red Fiero.

Mr. Gary Glusman, property manager, agreed to Officer Viscusi's terms.

Ms. Flynn 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 white Hyundai and the red Fiero.

Case: CE08080863

GAB 57th Street LLC
810 Northwest 57 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/30/08 and certified mail sent to the registered agent was accepted on 9/30/08.

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

THERE IS LAWN OVERGROWTH PRESENT ON THIS PROPERTY AND THE PROPERTY IS LITTERED WITH TRASH/RUBBISH/DEBRIS.

24-28(a)

THERE ARE 2 DUMPSTERS IN THE REAR ALLEYWAY ON THIS PROPERTY THAT ARE OVERFLOWING WITH TRASH/RUBBISH/DEBRIS.

Officer Viscusi had spoken with the property manager, who agreed to address the dumpster issue and lawn overgrowth. Officer Viscusi presented photos of the property and the case file and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Mr. Gary Glusman, property manager, agreed to Officer Viscusi's terms.

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

Case: CE08040136

John M Rutledge & Alex F Hurtado
3633 Northeast 24 Avenue

Mr. McKelligett announced that this case was first heard on 8/07/08 to comply by 9/4/08. The property was complied and the City was requesting imposition of a \$325 fine.

Ms. Carolina Rojas, representative of the owners, read a statement from them indicating they had not occupied or had access to the property in over one year. The bank had changed the locks and installed locks on the yard fences but had not taken legal ownership of the property. Despite this, the owners had brought the landscaping into compliance, and requested abatement of the fines.

Ms. Stephanie Bass, Code Enforcement Officer, confirmed that the owners were prevented from entering the property, but had complied the violations. She requested fines equaling hard costs for the two previous hearings: \$166.

Ms. Flynn imposed a \$166 fine.

Case: CE08090678

Ramadhar 1 LLC
417 Southeast 12 Court

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

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

18-27(a)

THERE IS TRASH AND DEBRIS ON THIS PROPERTY.

9-281(b)

THERE IS AN INOPERABLE FOUR DOOR BLACK MERCEDES
300 ST ON THIS PROPERTY WITH AN EXPIRED TAG. THIS
VIOLATION PRESENT A THREAT TO THE HEALTH, SAFETY
AND WELFARE OF THE COMMUNITY.

Officer Eaton described his visits to the property and stated at his last visit, the Mercedes was gone, but now the following inoperable cars were present: a red Cougar; a green Jetta; a black Rolls Royce and a black Ford Explorer. He presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$50 per day and with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow.

Mr. Cornelius Bannis, property manager, acknowledged the violations. He said some of the cars Officer Eaton cited belonged to tenants from the property across the street. Mr. Bannis said the only car that remained was his red car, and he would have legal tags to it by the following Monday.

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

Case: CE08061674

Cyril & Paula Anne Myland
818 Northeast 18 Court

Mr. McKelligett announced that service was via posting on the property on 9/22/08 and at City Hall on 10/2/08.

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

THE PARKING LOT IS IN DISREPAIR, HAS POTHOLES AND
DETERIORATING PAVEMENT. THE SEAL COAT HAS WORN OFF.

47-21.10

THE PROPERTY IS MISSING THE REQUIRED GROUND COVER.
STONES HAVE BEEN PLACED IN AREAS WHICH REQUIRE
LIVING GROUND COVER.

47-21.8.A.

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE
WEEDS GROWING ON MANY AREAS OF THE PROPERTY.

Complied:

24-27(b)

9-280(b)

Officer Thime presented photos of the property and the case file and recommended ordering compliance with 47-20.20.H., 47-21.10 and 47-21.8.A. within 28 days or a fine of \$25 per day, per violation.

Mr. Cyril Myland, owner, said he had obtained a permit to re-do the driveway, and requested time to find the funds to have the driveway work done. Mr. Myland presented a copy of his permit into evidence.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.20.H., 47-21.10 and 47-21.8.A. within 91 days or a fine of \$25 per day, per violation.

Case: CE08050010

Vilamar Julme &
Florvil Saint-Louis
500 Northeast 13 Street

Request for an extension
Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 8/21/08 to comply by 9/4 and 9/18/08. Mr. McKelligett recited the 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.

Mr. Rolando Pena, contractor, explained he had had applied for the permit and requested 90 days for the architect to make corrections to the plans and the permit to be issued.

Ms Ursula Thime, Code Enforcement Officer, did not object to a 91-day extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: CE08040658

3404 North Ocean Boulevard LLC
3400 North Ocean Boulevard

Mr. McKelligett announced that certified mail sent to the registered agent was accepted on 10/3/08.

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

THE EAST SIDE OF THE PROPERTY IS LITTERED WITH
PAINT CHIPS AND DEBRIS AS A RESULT OF PRESSURE CLEANING.

9-306

THE EXTERIOR OF THE BUILDING IS NOT BEING
MAINTAINED. THE EXTERIOR WALLS ON THE EAST, NORTH
AND SOUTH SIDE OF THE BUILDING HAVE BEEN PRESSURED
WASHED AND ARE IN NEED OF PAINT. THERE ARE AREAS
AROUND THE BACK DOORS AND WINDOWS ON THE EAST SIDE
OF THE BUILDING WHERE THE STUCCO HAS BEEN DAMAGED
BY THE PRESSURE CLEANING.

Officer Sotolongo presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$50 per day, and with 9-306 within 35 days or a fine of \$50 per day.

Mr. Tarn Tantikij, owner, explained he had been injured while working on the property and had been unable to complete repairs for months. He requested 90 days to finish work on the property.

Mr. Lin Bradley, Code Enforcement Supervisor, confirmed that Mr. Tantikij had been injured. Supervisor Bradley and Officer Sotolongo had visited the property a few weeks ago to explain what must be done to comply. Supervisor Bradley informed Ms. Flynn that Mr. Tantikij and his neighbor did not get along, and he could not access certain areas of his property in order to paint. Supervisor Bradley did not feel Mr. Tantikij was being diligent in complying the property.

Mr. Tantikij explained that his injury was the result of cleaning the awnings that were cited in a prior case in February. The new items cited were caused by his cleaning up the building after the previous violation with the intent to repaint. He added that this area was a back alley that could not be seen in the neighborhood.

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 9-306 within 49 days or a fine of \$50 per day.

Case: CE08031578

Hearing to impose fine

Jeffrey J & Peter Pedelty
1725 Southwest 5 Street

Mr. McKelligett announced that this case was first heard on 7/17/08 to comply by 7/31 and 9/18/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,275 fine which would continue to accrue until the property complied.

Ms. Tamara Teegarden, the owner's friend, explained the dock had been finished the previous evening. She requested that no fines be imposed because they were all currently unemployed.

Mr. Andre Cross, Code Enforcement Officer, explained that Ms. Teegarden had been in constant contact, keeping him aware of their progress removing the boat.

Ms. Flynn granted a 21-day extension to 11/6/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08061689

Hearing to impose fine

Ada Ligia Llavona Mangus
3430 Southwest 13 Court

Mr. McKelligett announced that this case was first heard on 9/4/08 to comply by 9/18/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was recommending that no fine be imposed [reduced from \$3,900].

Mr. Hugo Arguello, the owner's representative, confirmed that the property was complied. He explained that the window contractor had been late with the installation, and this had delayed compliance.

Mr. Mark Campbell, Code Enforcement Officer, Confirmed that the property was complied. He remarked that Mr. Arguello had been in close contact, keeping him apprised of the situation. Officer Campbell presented photos of the property and the case file into evidence.

Ms. Flynn imposed no fine.

Case: CE08021526

Bank of New York
C/O Countrywide Home Loans
119 Northeast 16 Street

Ordered to reappear from 8/7/08
Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 5/15/08 to comply by 6/12/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of an \$8,125 which would continue to accrue until the property complied.

Mr. Adam Feldman, Code Enforcement Officer, reported that significant progress was being made at the property and he supported a 35-day extension.

Mr. Ronald Malec, contractor, explained that the majority of the work was complete.

Ms. Flynn granted a 35-day extension to 11/20/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08011069

William MCK Jr & Gloria Gibson
5400 Northeast 22 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/23/08 and at City Hall on 10/2/08.

Mr. Mike Maloney, Landscape Inspector, testified to the following violation:
47-21.12 A.1.

FAILURE TO PROVIDE EQUIVALENT REPLACEMENT FOR TREE
REMOVAL, PERMIT #08011354.

Inspector Maloney stated the City required a permit and a 16' tall Caliper A replacement subject to approval by the Landscape Department. He recommended ordering compliance within 63 days or a fine of \$25 per day.

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

Case: CE08072209

William & Flora Seckel
719 Northwest 7 Terrace

Mr. McKelligett announced that service was via posting on the property on 9/22/08 and at City Hall on 10/2/08.

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

THIS IS A COMMERCIAL OCCUPIED BUSINESS/PROPERTY
THAT DOES NOT HAVE CITY WATER SERVICE.

Officer Champagne presented the case file and recommended ordering compliance within 10 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE08072215

Stipulated agreement

CFP 500 LLC
750 Northwest 6 Avenue

Violations:

18-27(a)

THERE IS GRASS AND PLANT OVERGROWTH AS WELL AS
RUBBISH, TRASH AND DEBRIS ON THE SWALE OF THE
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.

47-19.9.A.2.b.

THERE IS OUTDOOR STORAGE OF GOODS AND MATERIALS
NOT SCREENED FROM ABUTTING NONRESIDENTIAL
PROPERTIES. THE ORIGINAL SCREENING WALLS ON THE
EAST AND SOUTH SIDE OF THIS PROPERTY HAVE BEEN
REMOVED.

47-3.5.

THIS INDUSTRIAL PROPERTY HAS BEEN CHANGED FROM ITS
ORIGINAL USE (PARKING LOT).PROPERTY IS NOW BEING
USED FOR STORAGE INCLUDING BUT NOT LIMITED TO
WRECKED, DERELICT AND PARTIALLY DISMANTLED MOTOR
VEHICLES.

9-306

THE WALLS ON THIS PROPERTY ARE NOT BEING

MAINTAINED. THE WALLS HAVE CRACKS CHIPPED SECTIONS
AND THE PAINT IS CHIPPED, FADED AND MILDEW STAINED.

Withdrawn:
25-7

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 18-27(a), 47-19.5.H., 47-19.9.A.2.b., 47-3.5. and 9-306 within 56 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance with 18-27(a), 47-19.5.H., 47-19.9.A.2.b., 47-3.5. and 9-306 within 56 days or a fine of \$50 per day, per violation.

Case: CE08071703

Corbel G & Hilda Cooper
920 Northwest 2 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/30/08.

Mr. Adam Feldman, Code Enforcement Officer, testified to the following violation:
47-19.5.E.7.

THE CHAIN LINK FENCE ON THE PROPERTY IS IN
DISREPAIR IN SEVERAL AREAS, IN THAT THE VERTICAL
SUPPORT POSTS ARE LEANING AND THE CHAIN LINK IS
NOT PROPERLY ATTACHED: THE HORIZONTAL SUPPORT
BARS ARE NOT PROPERLY ATTACHED TO THE SUPPORT
POSTS.

Officer Feldman 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: CE08080260

Amy Olson
1407 Northeast 60 Street

Mr. McKelligett announced that service was via posting on the property on 9/19/08 and at City Hall on 10/2/08.

Mr. Adam Feldman, Code Enforcement Officer, testified to the following violations:
18-1

THE POOL AT THIS LOCATION IS FILLED WITH

GREEN/STAGNANT WATER. IN IT'S PRESENT CONDITION,
THE POOL MAY FURNISH A BREEDING GROUND FOR
MOSQUITOES WHICH COULD ENDANGER THE HEALTH, SAFETY
AND WELFARE OF THE SURROUNDING PROPERTIES.

9-280(f)

THE POOL PUMP AT THIS LOCATION IS NOT OPERATIONAL,
CAUSING THE WATER IN THE POOL TO BECOME GREEN/STAGNANT.

Officer Feldman said he had spoken with a property representative, who promised the pool would be maintained. Since then, the pool had only been partially drained and was still green. He presented photos of the property and the case file and recommended ordering compliance within 10 days or a fine of \$100 per day, per violation.

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

Case: CE08061272

Glenn Wright Construction &
Development Inc
1604 Northeast 17 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/19/08 and at City Hall on 10/2/08.

Ms. Mary Rich, Code Enforcement Officer, testified to the following violation:

18-1

THE POOL LOCATED ON THIS CONSTRUCTION SITE IS
FILLED WITH APPROX THREE FEET OF 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.

Complied:

18-27(a)

Officer Rich 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.

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

Case: CE08070034

Glenn Wright Construction &
Development Inc
1713 Northeast 16 Terrace

Mr. McKelligett announced that service was via posting on the property on 9/19/08 and at City Hall on 10/2/08.

Ms. Mary Rich, Code Enforcement Officer, testified to the following violation:

18-1

THE POOL LOCATED ON THIS CONSTRUCTION SITE IS FILLED WITH APPROXIMATELY THREE FEET OF 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)

COMPLIED

Officer Rich 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.

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

Case: CE08062555

Geoffrey Calderone
1307 Southwest 23 Court

Mr. McKelligett announced that service was via posting on the property on 9/22/08 and at City Hall on 10/2/08.

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, BLACK AND UNCIRCULATING, 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. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE08062556

Peter Aglinskas
1319 Southwest 23 Court

Mr. McKelligett announced that service was via posting on the property on 9/22/08 and at City Hall on 10/2/08.

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, BLACK
AND UNCIRCULATING, 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. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE08080532

Gary Roca Family Trust
1500 Southwest 20 Street

Mr. McKelligett announced that service was via posting on the property on 9/22/08 and at City Hall on 10/2/08.

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

THE WIRE LATH AND STUCCO SECTION OF THE SOFFIT
AREA OVER THE ENTRANCE TO THE PROPERTY IS HANGING
LOOSE AND IS PARTIALLY COLLAPSED.

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

Case: CE08061944

Land Trust #943
Barbara A Lefka, Trustee
943 Southwest 4 Street

Mr. McKelligett announced that service was via posting on the property on 9/22/08 and at City Hall on 10/2/08.

Mr. William Snow, Code Enforcement Officer, testified to the following violation:
47-19.4.D.1.

THE DUMPSTER LOCATED AT THE REAR OF THE PROPERTY
IS NOT STORED WITHIN A ENCLOSED AREA. THE
DUMPSTER IS REQUIRED TO BE STORED WITHIN A CITY

APPROVED DUMPSTER ENCLOSURE.

Officer Snow explained that the owner could not afford to have a new enclosure built and was working with Waste Management to try to replace the existing dumpster with a smaller one. He presented photos of the property and the case file and recommended ordering compliance within 63 days or a fine of \$50 per day.

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

Case: CE08050626

Joanel Joseph
1301 Northwest 7 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/27/08.

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

THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ON THE PROPERTY AND SWALE OF THIS RENTAL PROPERTY.

24-27(b)

THERE ARE TRASH RECEPTACLES STORED IN FRONT OF THE PROPERTY AT NORTH SIDE FACING Northwest 7 AVE. AT ALL TIMES AFTER BEING SERVICED.

9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION; INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES MISSING COVERS AND BULBS AND ELECTRICAL WIRES HANGING FROM THE CEILING.

9-304(b)

THE GRAVEL DRIVEWAY AT THE NORTH/EAST SIDE OF THE PROPERTY, FACING NW 7 AVE., THAT IS BEING USED FOR A PARKING LOT, HAS BECOME OVERGROWN WITH WEEDS AND GRASS AND IS COVERED WITH DIRT AND NOT WELL GRADED AND DUST FREE.

9-306

THE EXTERIOR OF THE STRUCTURE IS NOT BEING MAINTAINED IN AN ATTRACTIVE MANNER, THERE ARE AREAS AT THE NORTH SIDE AND ON THE WEST SIDE IN THE BACK OF THESE RENTAL APARTMENTS WITH FADED, PEELING AND MISSING PAINT, INCLUDING THE FASCIA AND SOFFITS.

Complied:

9-280(b)

Officer Quintero presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 24-27(b), 9-280(g), 9-304(b) and 9-306 within 28 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-27(a), 24-27(b), 9-280(g), 9-304(b) and 9-306 within 28 days or a fine of \$25 per day, per violation.

Case: CE08070169

Stipulated agreement

Jeannitte & Josue Cea
1025 Northwest 8 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/2/08.

Violations:

24-27(b)

THERE IS A TRASH RECEPTACLE ON THE SWALE IN FRONT OF THIS RENTAL PROPERTY A DAY AFTER BEING SERVICED. TRASH RECEPTACLES ARE STORED IN FRONT OF THE PROPERTY AT ALL TIMES.

47-20.20.H.

THE CEMENT PARKING LOT ON THIS RENTAL PROPERTY IS NOT MAINTAINED. THERE ARE AREAS WITH BROKEN CEMENT AT SOUTH SIDE, AREAS IN NEED OF PATCH AND SEAL AND AREAS WITH OIL AND DIRT STAINS; ALSO WHEEL-STOPS UNSECURED AND IN DISREPAIR.

Complied:

18-27(a)

9-280(h)(1)

9-281(b)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 24-27(b) within 10 days or a fine of \$25 per day and with 47-20.20.H. within 35 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance with 24-27(b) within 10 days or a fine of \$25 per day and with 47-20.20.H. within 35 days or a fine of \$25 per day.

Case: CE08071676

Wells Fargo Bank
MAC #X7801-013
827 Northwest 1 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/6/08.

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

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

47-19.4.D.8.

THERE IS A WOODEN DUMPSTER ENCLOSURE NOT MAINTAINED ON THIS VACANT/BOARDED FOUR-PLEX. THERE ARE MISSING GATES, TRASH, RUBBISH AND DEBRIS INSIDE THE ENCLOSURE, CREATING NOXIOUS ODORS AND UN-SANITARY CONDITION.

47-20.20.H.

THE PARKING AREA IS IN NEED OF RESURFACING OR PATCHING AND RESEALING. THERE ARE AREAS WITH DIRT AND OIL STAINS.

9-328(a)

THERE ARE UN-SECURED DOORS IN FRONT OF THIS VACANT BUILDING ALLOWING ACCESS TO THE INTERIOR.

9-328(b)

THE BUILDING WINDOWS AND OTHER OPENINGS HAVE BEEN BOARDED AND THERE IS NOT A CURRENT AND VALID BOARDING CERTIFICATE ON RECORD.

Officer Quintero explained that no one had contacted him regarding the property. He presented photos of the property and the case file and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation, with the right to re-board the property.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation, with the right to re-board the property.

Case: CE08071992

Stipulated Agreement

Romi M Di Roberto
840 Northwest 2 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/26/08.

Violations:

24-27(b)

THERE ARE TRASH RECEPTACLES IN FRONT OF THE

PROPERTY AT THE NORTH SIDE OF THE DRIVEWAY AFTER
HAVE BEEN SERVICED.

9-280(h)(1)

THERE IS A CHAIN-LINK FENCE IN DISREPAIR, THE
CHAIN LINK IS SEPARATED FROM THE POST AND NOT
SECURED IN FRONT OF THE PROPERTY AND THE TOP RAILS
AND CHAIN LINK IS SECURED WITH PLASTIC STRAPS ON
THE NORTH SIDE.

9-304(b)

THE GRAVEL DRIVEWAY AT THE NORTH SIDE OF THIS
PROPERTY IS NOT WELL GRADED AND HAS GRASS/WEEDS
GROWING INTO IT.

Complied:

18-27(a)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 24-27(b), 9-280(h)(1) and 9-304(b) within 14 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 with 24-27(b), 9-280(h)(1) and 9-304(b) within 14 days or a fine of \$25 per day, per violation.

Case: CE08070565

Mandy Louise Howard Estate
524 Northwest 15 Way

Mr. McKelligett announced that service was via posting on the property on 9/26/08 and at City Hall on 10/2/08.

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

9-281(b)

THERE IS AN UNLICENSED INOPERABLE VEHICLE ON THE
PROPERTY. A GREY SEDAN

Complied:

18-27(a)

9-308(a)

Officer Ackley 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 gray sedan.

Ms. Flynn 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 gray sedan.

Case: CE08080851

Lehman Capital
C/O GMAC Mortgage LLC
516 Northwest 21 Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/20/08.

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

THE WALLS ARE DIRTY AND UNPAINTED AND THE FASCIA IS IN DISREPAIR

9-308(a)

THE ROOF IS IN DISREPAIR AND HAS BEEN DAMAGED BY FIRE.

9-329.(b)

BUILDING OPENINGS HAVE BEEN SECURED BY A MEANS OTHER THAN THE CONVENTIONAL METHOD USED IN THE ORIGINAL CONSTRUCTION AND DESIGN OF THE BUILDING/STRUCTURE WITHOUT A VALID AND CURRENT BOARDING CERTIFICATE.

Officer Ackley presented photos of the property and the case file and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

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

Case: CE08081046

Bertha Dupont
950 Northwest 24 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/26/08.

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

THE HOUSE IS DIRTY, NEEDS SOME EXTERIOR REPAIRS, AND IS MISSING PAINT ON BUILDING AND FASCIA AND THE SHED IN THE REAR.

Complied:
18-27(a)

Officer Ackley presented photos of the property and the case file and recommended ordering compliance with 9-306 within 35 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-306 within 35 days or a fine of \$25 per day.

Case: CE08081114

Gary & Stephanie Kazaks
538 Northwest 15 Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/29/08.

Mr. Leonard Ackley, Code Enforcement Officer, testified to the following violation:
9-329.(b)

BUILDING OPENINGS HAVE BEEN SECURED BY A MEANS
OTHER THAN THE CONVENTIONAL METHOD USED IN THE
ORIGINAL CONSTRUCTION AND DESIGN OF THE
BUILDING/STRUCTURE WITHOUT A VALID AND CURRENT
BOARDING CERTIFICATE.

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

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

Case: CE08050956

Martin Boyd
2931 Northwest 24 Court

Mr. McKelligett announced that service was via posting on the property on 9/22/08 and at City Hall on 10/2/08.

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

THERE ARE UNLICENSED, INOPERABLE VEHICLES BEING
STORED ON THIS PROPERTY INCLUDING BUT NOT LIMITED
TO A GREEN NISSAN MAXIMA WITH FRONT DRIVER SIDE
TIRE MISSING AND WITHOUT A LICENSE PLATE. THE CITY
REQUESTS THE RIGHT TO TOW AS THIS VEHICLE PRESENTS
A THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE
COMMUNITY.

Officer Hull 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 Nissan Maxima.

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 Nissan Maxima.

Case: CE08070869

Elizabeth Messer
1314 Southeast 1 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/26/08.

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

THERE IS RUBBISH TRASH AND DEBRIS CONSISTING OF
BUCKETS, FUTON COVERS, BOXES AND OTHER MISC. ITEMS
SCATTERED ABOUT THE PROPERTY.

Officer Thime 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: CE08070296

Gary Kosuda
221 Northeast 12 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/29/08 and at City Hall on 10/2/08.

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

THE LANDSCAPE AT THIS PROPERTY IS NOT MAINTAINED.
THE SWALE AND PROPERTY ARE OVERGROWN.

9-305(a)

THE HEDGE IS ENCROACHING UPON THE PUBLIC SIDEWALK
HINDERING THE SAFE AND CONVENIENT PEDESTRIAN
MOVEMENT.

Complied:
9-281(b)

Officer Thime presented photos of the property and the case file and recommended ordering compliance with 18-27(a) and 9-305(a) within 14 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-27(a) and 9-305(a) within 14 days or a fine of \$25 per day, per violation.

Case: CE08072346

Romane Bernagene
2201 Sunrise Key Boulevard

Mr. McKelligett announced that service was via posting on the property on 9/23/08 and at City Hall on 10/2/08.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violation:
18-1

THE POOL AT THIS PROPERTY 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.

Officer Thime said the owner had contacted her and told her he no longer owned the property. She presented photos of the property and the case file and recommended ordering compliance within 10 days or a fine of \$100 per day.

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

Case: CE08060711

Stipulated agreement

Sonya D Hankerson
1126 Northwest 18 Avenue

Violations:

9-280(b)

THE SHED ON THE EAST SIDE OF THIS PROPERTY IS IN
DISREPAIR.

9-280(h)(1)

THE CHAIN LINK FENCE ON THIS PROPERTY HAS A
BROKEN/MISSING HORIZONTAL AND VERTICAL SUPPORT
BARS AND IS IN GENERAL DISREPAIR.

Complied:

9-313(a)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 9-280(b) and 9-280(h)(1) within 91 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 with 9-280(b) and 9-280(h)(1) within 91 days or a fine of \$25 per day, per violation.

Case: CE08071004

Jack, Yvonne & Matthew Koning,
2407 Northeast 33 Avenue

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

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violation:
47-20.20.H.

THE PARKING LOT ON THE PROPERTY IS NOT BEING
MAINTAINED. THERE ARE AREAS OF MISSING ASPHALT AND
THERE IS A MISSING WHEEL STOPS.

Officer Sotolongo said some progress had been made at the property, but the wheel stops were still missing. He presented photos of the property and the case file and recommended ordering compliance within 49 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day.

Case: CE07100642

Stipulated agreement

Robert Kerry & Camille Fenn
1847 Southeast 1 Avenue

Violation:

47-20.20.H.

THE PARKING AREA AT THIS MULTI UNIT PROPERTY HAS
MISSING AND FADED PARKING STRIPES.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 21 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 21 days or a fine of \$50 per day.

Case: CE08061289

Daniel Delmonico
110 Southeast 22 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/19/08.

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

THERE ARE SECTIONS OF THE CEILING AREA THAT ARE STAINED AND FALLING DOWN DUE TO A ROOF LEAK; THERE ARE JALOUSIE WINDOWS IN DISREPAIR AND MISSING GLASS SLATS; THERE IS A DOOR THAT IS DAMAGED AND DOES NOT SEAL PROPERLY; THERE ARE AREAS OF THE FASCIA ON THE EXTERIOR THAT ARE DAMAGED WITH ROTTING WOOD.

9-280(g)

THERE IS A CEILING LIGHT FIXTURE THAT HAS BEEN COMPROMISED BY INTERIOR CEILING LEAKS; THERE ARE SEVERAL WINDOW TYPE AIR CONDITIONING UNITS THAT HAVE BEEN INSTALLED INCORRECTLY.

9-308(a)

THE ROOF IS DAMAGED AND IN DISREPAIR CAUSING INTERIOR LEAKS INTO THE LIVING AREA.

Officer Eaton presented photos of the property and the case file and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

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

Case: CE08081194

Stipulated agreement

John B Dorenkott
304 Southeast 21 Street

Violations:

24-27(b)

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

9-281(b)

THERE IS AN INOPERABLE RED MERCURY COUGAR ON THIS PROPERTY THAT IS UP ON A JACK. THIS VIOLATION PRESENTS A THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 24-27(b) within 14 days or a fine of \$50 per day and 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the red Cougar.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance with 24-27(b) within 14 days or a fine of \$50 per day and with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the red Cougar.

Case: CE08081674

Stipulated agreement

Steven J & Cynthia S Harper
2210 Southeast 4 Avenue

Violation:

47-19.4 B.1.

A 2 CU YD DUMPSTER ON WHEELS IS SETTING NEXT TO THE ALLEY ON A CONTINUAL BASIS; THE DUMPSTER PARTIALLY OBSTRUCTS THE RIGHT OF WAY AND IS NOT PULLED BACK ON THE SAME DAY SERVICED AS REQUIRED PER CODE.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 35 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE08090788

Sunshine Commercial Investments
1501 South Andrews Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/1/08 and certified mail sent to the registered agent was accepted on 10/1/08.

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

THERE IS OVERGROWTH THROUGHOUT THE PROPERTY AND SWALE AREAS AND IT IS NOT MAINTAINED ON A REGULAR BASIS; THERE IS TRASH AND DEBRIS SCATTERED ABOUT AS WELL.

47-21.8.A.

THE LANDSCAPE SHRUBBERY ON THIS PROPERTY IS OVERGROWN AND NOT BEING MAINTAINED IN A NEAT MANNER.

Withdrawn:

47-22.3.S

Officer Eaton said he had spoken to the owner to notify him of the violations but no work had been done at the property. He presented photos of the property and the case file and recommended ordering compliance with 18-27(a) and 47-21.8.A. 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 47-21.8.A. within 14 days or a fine of \$50 per day, per violation.

Case: CE08060979

Wilson Jose
2300 Southwest 34 Way

Mr. McKelligett announced that service was via posting on the property on 9/2/08 and at City Hall on 10/2/08.

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 A MINIATURE
REFRIGERATOR AND WINDOW SCREENS.

9-280(b)

THERE ARE TORN SCREENS HANGING OFF OF SEVERAL
WINDOWS ON THIS PROPERTY.

Complied:

BCZ 39-275(6)(b)

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

Case: CE08061858

Frantz Huby
3421 Southwest 20 Court

Mr. McKelligett announced that service was via posting on the property on 9/24/08 and at City Hall on 10/2/08.

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

THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS
SCATTERED ALL AROUND THE PROPERTY AND SWALE AREA
INCLUDING, BUT NOT LIMITED TO A LARGE PILE OF WOOD
AND TWO MATTRESSES IN THE BACK YARD.

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

Case: CE08071840

Henry G Mazariegos
3536 Southwest 12 Place

Mr. McKelligett announced that service was via posting on the property on 9/24/08 and at City Hall on 10/2/08.

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

THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS
SCATTERED ALL AROUND THE PROPERTY AND SWALE AREA,
INCLUDING BUT NOT LIMITED TO A MATTRESS, METAL,
AND 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. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE08072220

Ramon Renteria
3101 Southwest 19 Street

Mr. McKelligett announced that service was via posting on the property on 9/24/08 and at City Hall on 10/2/08.

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

THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS
SCATTERED ALL AROUND THE PROPERTY AND SWALE AREA,
INCLUDING BUT NOT LIMITED TO A WASHER AND A DRYER,
MACHINERY, A LARGE WOODEN CABLE SPOOL, AND
UNMAINTAINED BUSHES AND SHRUBS.

Withdrawn:
24-7(b)

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

Case: CE08080841

Stipulated agreement

Claudette A & Carl Chance
3134 Southwest 14 Street

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, BOTTLES, AND UNMAINTAINED BUSHES AND SHRUBS.

24-27(b)

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

9-280(g)

ELECTRICAL ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION. THERE ARE EXPOSED WIRES HANGING FROM SEVERAL CARPORT LIGHTS. THIS MAY PRESENT A DANGER TO THE COMMUNITY.

9-280(h)(1)

THERE IS A WOODEN FENCE ON THIS PROPERTY THAT IS DAMAGED AND IN DISREPAIR.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 21 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 21 days or a fine of \$50 per day, per violation.

Case: CE08051958

Harry J Scanlan
300 Northwest 16 Street

Mr. McKelligett announced that service was via posting on the property on 9/19/08 and at City Hall on 10/2/08.

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 PIPING AND CONSTRUCTION DEBRIS. THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND HAS NOT BEEN MAINTAINED.

47-21.8.

THERE ARE HEDGES THAT ARE NOT BEING TRIMMED AND

MAINTAINED ON A REGULAR BASIS.

9-278(e)

THERE IS A SILVER COVER ALONG THE FRONT OF THE BUILDING BLOCKING LIGHT AND VENTILATION.

9-280(b)

THE REAR WINDOW HAS A A/C UNIT HANGING OUT OF IT, POPPING THE SCREEN OUT AND MAKING THE WINDOW INOPERABLE.

9-280(g)

THERE IS A NON PERMITTED WINDOW A/C UNIT HANGING FROM THE REAR WINDOW.

9-280(h)(1)

THERE IS A SECTION OF WOOD FENCE THAT IS UNATTACHED AND LEANING ALONG THE EAST SIDE OF THE BUILDING.

9-281(b)

THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED ON THE PROPERTY. SPECIFICALLY A WHITE OLDS AND A TAN FORD VAN BOTH WITHOUT CURRENT REGISTRATION. THE CITY REQUESTS THE RIGHT TO TOW AS THE VEHICLES POSE A THREAT TO THE HEALTH, SAFETY AND WELFARE TO THE COMMUNITY.

9-304(b)

THERE IS A DERELICT WHITE OLDSMOBILE VEHICLE PARKED ON THE GRASS. THE OFF STREET PARKING AT THIS LOCATION IS INFILTRATED WITH WEEDS AND IS IN GENERAL DISREPAIR. THE PARKING AREA IS NOT IN A SMOOTH, WELL-GRADED CONDITION AS REQUIRED BY THE CODE ORDINANCE.

9-306

THE EXTERIOR OF THE BUILDING HAS AREAS OF MISSING PAINT AND A HUGE BOARD COVERING THE NORTH EAST SIDE OF THE FRONT WALL.

Officer Williams presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 47-21.8., 9-278(e), 9-280(b), 9-280(g), 9-280(h)(1), 9-304(b) and 9-306 within 28 days or a fine of \$50 per day, per violation and with 9-281(b) within 10 days or a fine of \$100 per day, with the right to tow the Oldsmobile.

Ms. Flynn found in favor of the City and ordered compliance with 18-27(a), 47-21.8., 9-278(e), 9-280(b), 9-280(g), 9-280(h)(1), 9-304(b) and 9-306 within 28 days or a fine of \$50 per day, per violation and with 9-281(b) within 10 days or a fine of \$100 per day, with the right to tow the Oldsmobile.

Case: CE08070332

Thomas A Taylor

1404 Northeast 1 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/19/08 and at City Hall on 10/2/08.

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 MAZDA VAN AND WHITE EXPLORER WITH EXPIRED TAGS. THE CITY REQUESTS THE RIGHT TO TOW AS THE VEHICLES POSE A THREAT TO THE HEALTH, SAFETY AND WELFARE TO THE COMMUNITY.

Complied:
18-27(a)

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 Mazda van and the white Explorer.

Ms. Flynn 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 Mazda van and the white Explorer.

Case: CE08041554

Stipulated agreement

E Investment & Consultants Inc
1313 Northeast 5 Avenue

Violation:
47-20.20.H.

THE PARKING LOT IS IN DISREPAIR. THERE ARE BUMPS, INDENTATIONS, AND HOLES, AND THE STRIPES HAVE FADED.

Complied:
18-27(a)
24-27(b)
24-28(a)
47-19.9
9-281(b)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 47-20.20.H. within 63 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance with 47-20.20.H. within 63 days or a fine of \$50 per day.

Case: CE08042513

Larry Schwartz
3431 Jackson Boulevard

Mr. McKelligett announced that service was via posting on the property on 9/19/08 and at City Hall on 10/2/08.

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

18-27(a)

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

9-304(b)

THERE ARE VEHICLES BEING PARKED ON THE GRASS. THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND DUST-FREE.

9-306

THERE ARE AREAS OF MISSING, PEELING AND DIRTY PAINT ON THE STRUCTURE.

Complied:

9-281(b)

Officer Thime presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 9-304(b) and 9-306 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), 9-304(b) and 9-306 within 14 days or a fine of \$50 per day, per violation.

Case: CE08051897

Jason & Linda Seymour
1116 Northeast 5 Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/26/08.

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

THE DRIVEWAY IS IN DISREPAIR. THE PAVEMENT IS CRUMBLING, AND COVERED WITH DIRT. THERE IS PLANT LIFE GROWING FROM THE DRIVEWAY, AND THE SEAL COAT HAS WORN OFF.

9-280(b)

THERE ARE MISSING OR BROKEN WINDOWS ON THE STRUCTURE. THE FRONT DOOR IS NOT WEATHERPROOF AND WATERTIGHT. THERE IS A LARGE GAP AROUND THE DOOR, ALLOWING FOR ACCESS OF PESTS AND EXPOSURE TO THE

ELEMENTS.

9-281(b)

THERE IS A FORD MUSTANG WITH AN EXPIRED TAG,
PARKED AT THIS ADDRESS.

9-304(b)

THERE ARE VEHICLES PARKING ON A DIRT OR GRASS
SURFACE.

9-308(a)

THE ROOF IS COVERED ONLY WITH TAR PAPER, AND IS
MISSING THE REQUIRED DURABLE COVERING, LEAVING IT
UNPROTECTED FROM THE ELEMENTS.

Complied:

24-27(b)

Officer Thime presented photos of the property and the case file and recommended ordering compliance with 47-20.20.H., 9-280(b), 9-304(b) and 9-308(a) within 28 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 with the right to tow the Ford Mustang.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.20.H., 9-280(b), 9-304(b) and 9-308(a) within 28 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 with the right to tow the Ford Mustang.

Case: CE08072121

Richard & Saraswati Devi Bachan
2817 Southwest 8 Street

Mr. McKelligett announced that service was via posting on the property on 9/26/08 and at City Hall on 10/2/08.

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

18-27(a)

THERE IS MISCELLANEOUS RUBBISH, TRASH, AND DEBRIS
SCATTERED ON THE PROPERTY.

9-281(b)

THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY AND
SWALE INCLUDING A SILVER VOLKSWAGEN WITHOUT A TAG, A BLUE
VOLKSWAGEN PASSAT WITH AN EXPIRED TAG, A WHITE HYUNDAI
ELANTRA WITH AN EXPIRED TAG, AN INOPERABLE WHITE 4-DOOR
MITSUBISHI ELEVATED ON A JACK AND MISSING A TIRE. THE CITY OF
FORT LAUDERDALE CONSIDERS THIS TO BE A THREAT TO THE
HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND
REQUESTS THE RIGHT TO TOW.

Officer Davis explained that the two vehicles currently on the property were a red Chevy Blazer and a blue Volkswagen Passat. She presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 10 days or a fine of \$25 per day and with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the Volkswagen Passat and the red Chevy Blazer.

Ms. Flynn found in favor of the City and ordered compliance with 18-27(a) within 10 days or a fine of \$25 per day and with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the Volkswagen Passat and the red Chevy Blazer.

Case: CE08080623

Maria Cuevas &
Isabela Minaya
1001 Southwest 25 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/26/08 and at City Hall on 10/2/08.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violations:
24-27(b)

GARBAGE CARTS ARE STORED OUT NEAR THE ROAD AFTER COLLECTION ON COLLECTION DAY. GARBAGE CARTS ARE NOT BEING STORED BEHIND THE BUILDING LINE OR BEHIND AN ENCLOSURE.

47-34.4 B.3.a.

COMMERCIAL VEHICLES INCLUDING BUT NOT LIMITED TO A DUMP TRUCK AND A COMMERCIAL TRAILER ARE BEING STORED ON THIS RESIDENTIAL PROPERTY.

9-280(g)

ELECTRICAL CORD IS RUNNING FROM INSIDE OF THE HOUSE BENEATH THE FRONT DOOR AND IS PLUGGED INTO A COMMERCIAL VEHICLE, AN ICE CREAM TRUCK.

9-304(b)

THERE IS A DUMP TRUCK AND A RED COMMERCIAL TRAILER PARKED ON THE REAR YARD.

Complied:
18-27(a)

Officer Davis explained that the dump truck had been removed, but now there was an ice cream truck, a yellow pickup truck, the trailer and a grey vehicle on the property. She presented photos of the property and the case file and recommended ordering compliance with 24-27(b), 47-34.4 B.3.a. 9-280(g) and 9-304(b) within 14 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 24-27(b), 47-34.4 B.3.a. 9-280(g) and 9-304(b) within 14 days or a fine of \$25 per day, per violation.

Case: CE08090551

Fannie Mae
3371 Jackson Boulevard

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/1/08.

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

THIS PROPERTY IS OCCUPIED WITHOUT HAVING HOT WATER BEING SUPPLIED TO THE BATHROOM SINK, BATHTUB OR SHOWER. ADDITIONALLY, THIS OCCUPIED PROPERTY DOES NOT HAVE HOT WATER BEING SUPPLIED TO THE KITCHEN SINK AS THERE IS NOT AN ACTIVE FPL / ELECTRIC SERVICE ACCOUNT FOR THE PROPERTY.

9-279(f)

THE PROPERTY IS OCCUPIED WITHOUT HAVING THE PLUMBING PROPERLY CONNECTED TO WATER AND SEWER. THERE IS NO ACTIVE WATER AND SEWER ACCOUNT FOR THE PROPERTY.

Officer Davis reported that there were still occupants at the property, but Fannie Mae had made efforts to evict them. She presented photos of the property and the case file and recommended ordering compliance within 21 days or a fine of \$25 per day, per violation.

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

Case: CE08090684

Shahid Nagi
590 Southwest 27 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 9/27/08.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violation:
47-19.4.D.8.

THE DUMPSTER ENCLOSURE IS NOT BEING MAINTAINED IN A CLEAN, SANITARY CONDITION AS THERE IS FURNITURE, MATTRESSES, AND MISCELLANEOUS RUBBISH, TRASH, AND DEBRIS SCATTERED IN AROUND THE DUMPSTER ENCLOSURE.

ADDITIONALLY, THE ENCLOSURE GATE IS CONTINUALLY LEFT OPEN AND UNSECURED WHEN IT IS NOT COLLECTION DAY.

Withdrawn:
18-27(a)

Officer Davis presented photos of the property and the case file and recommended ordering compliance with 47-19.4.D.8. within 10 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.4.D.8. within 10 days or a fine of \$50 per day.

Case: CE08080862

SCI Oregon Funeral Services Inc.
790 Northwest 57 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/2/08.

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

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

24-28(a)

THERE IS A DUMPSTER IN THE REAR ALLEYWAY THAT IS OVERFLOWING WITH TRASH/RUBBISH/DEBRIS ON THIS PROPERTY.

Officer Viscusi 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: CE08081559

Stipulated agreement

Mars Powerline LP
C/O EJ Plesko
5300 Northwest 9 Avenue Bldg A

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

Violations:
47-20.20 B.

THERE ARE MULTIPLE TRACTORS AND TRAILERS FROM "BEKINS OF SOUTH FLORIDA" BEING PARKED/STORED ALONG THE LEFT SIDE WALL OF THE BUILDING ON THIS PROPERTY, DOWN THE MIDDLE OF THE FRONT DRIVEWAY, IN BAYS/LOADING DOCKS NOT RELATED TO THIS BUSINESS, AND STRADDLING PARKING SPACES ON THE LEFT SIDE OF THE PARKING LOT ON THIS PROPERTY.

9-280(h)(1)

THERE IS A CHAIN LINK FENCE LOCATED IN THE REAR PARKING LOT ON THIS PROPERTY, THAT IS DOWN IN SOME AREAS, DAMAGED AND IN GENERAL DISREPAIR.

Complied:

18-27(a)

24-28(a)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 47-20.20.B. within 26 weeks, by 4/16/09, or a fine of \$50 per day and 9-280(h)(1) within 26 weeks, by 4/16/09, or a fine of \$25 per day.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance with 47-20.20.B. within 26 weeks, by 4/16/09, or a fine of \$50 per day and 9-280(h)(1) within 26 weeks, by 4/16/09, or a fine of \$25 per day.

Case: CE08081748

Syms Haberdashery Inc
5300 Northwest 9 Avenue Bldg B

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

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violations:
47-20.20.G.

THERE IS A LARGE TRACTOR AND TRAILER BELONGING TO "BEKINS OF SOUTH FLORIDA" BEING PARKED/STORED ACROSS OR STRADDLING NUMEROUS PARKING SPACES ON THIS PROPERTY.

47-22.3.S

THERE IS A LARGE TRAILER THAT BELONGS TO "BEKINS OF SOUTH FLORIDA" BEING PARKED/STORED CLOSE TO NW 9 AVE AND BEING USED AS A SNIPE SIGN.

Officer Viscusi presented photos of the property and the case file and recommended ordering compliance with 47-20.20.G. within 4 weeks or a fine of \$250 per day and with 47-22.3.S within 4 weeks or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.20.G. within 4 weeks or a fine of \$250 per day and with 47-22.3.S within 4 weeks or a fine of \$50 per day.

Case: CE08062084

Deutsche Bank National Trust Co
1705 Southwest 5 Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/1/08.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:
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 PROPERTY HAS BECOME OVERGROWN INCLUDING THE SWALE AND HAS NOT BEEN MAINTAINED.

9-280(b)

THE BUFFER WALL BELONGING TO THE ABOVE PROPERTY IS IN DISREPAIR WITH CRACKS THAT COULD BE A LIFE SAFETY ISSUE.

9-281(b)

THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO SCARPS OF PAPERS AND LITTER.

9-306

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

9-307(a)

THERE ARE BROKEN WINDOWS ON THIS PROPERTY.

9-308(a)

THE ROOF IS IN DISREPAIR MISSING ROOF TILE.

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 18-1, 18-27(a) and 9-281(b) within 14 days or a fine of \$100 per day, per violation and with 9-280(b), 9-306, 9-307(a) and 9-308(a) within 28 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-1, 18-27(a) and 9-281(b) within 14 days or a fine of \$100 per day, per violation and with 9-280(b), 9-306, 9-307(a) and 9-308(a) within 28 days or a fine of \$100 per day, per violation.

Case: CE08062319

Rivers Burke
1349 Southwest 25 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/30/08 and at City Hall on 10/2/08.

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

THERE ARE COMMERCIAL TREE DUMP TRUCKS AND TRAILERS STORED AT THIS PROPERTY AT ALL TIMES. PER ULDR TABLE 47-5.11 THIS IS UNPERMITTED LAND USE AT THIS RS-8 ZONED DISTRICT.

9-304(b)

THERE ARE COMMERCIAL TRUCKS AND A TRAILER PARKED ON THE LAWN AT THIS PROPERTY.

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, per violation.

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

Case: CE08071247

Christopher J Polito
1501 Southwest 25 Avenue

Mr. McKelligett announced that service was via posting on the property on 9/30/08 and at City Hall on 10/2/08.

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

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

Case: CE08072285

Charles M & Donna A Jordan
1300 Southwest 29 Avenue

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

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:
47-21.13 A.

THERE IS A PINE TREE THAT'S DEAD WHICH THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR WHICH COULD FORESEEABLY CAUSE THE SPREAD OF DISEASE OR INFESTATION TO SURROUNDING PLANT LIFE, IS HEREBY PROHIBITED AND DECLARED TO BE A PUBLIC NUISANCE.

Officer Cross presented photos of the property and the case file and recommended ordering compliance within 28 days or a fine of \$25 per day.

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

Case: CE08072509

Deutsche Bank National Trust Co
2281 Southwest 15 Court

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

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

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

Complied:
9-280(h)(1)

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.

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

Case: CE08080067

Louis Handler
2836 Southwest 13 Court

Mr. McKelligett announced that service was via posting on the property on 9/30/08 and at City Hall on 10/2/08.

Mr. Andre Cross, 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 TO THE
BUILDING.

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

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

Case: CE08081096

Brian Tripp
1019 Southwest 15 Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 10/6/08.

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

THE PROPERTY HAS BECOME OVERGROWN IN THE REAR
SWALE ALONG S.W. 16 AVE AND HAS NOT BEEN
MAINTAINED.

Officer Cross 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: CE08020917

Charles E Donnelly
3018 Northeast 20 Court

Hearing to impose fine

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 and stated the City was requesting imposition of a \$1,350 fine which would continue to accrue until the property complied.

Ms. Flynn imposed the \$1,350 fine.

Case: CE08031139

US Bank National Association Trustee
1409 Northwest 3 Avenue

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 8/21/08 to comply by 9/18/08. 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. Flynn imposed the \$1,350 fine.

Case: CE08041711

Hearing to impose fine

Homecomings Financial Network Inc
1413 Northwest 3 Avenue

Mr. McKelligett announced that this case was first heard on 8/21/08 to comply by 9/18/08. 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. Flynn imposed the \$1,350 fine.

Case: CE08042139

Hearing to impose fine

Glenn Wright Construction & Development Inc
905 Southeast 5 Court

Mr. McKelligett announced that this case was first heard on 9/4/08 to comply by 9/18/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,500 fine.

Ms. Flynn imposed the \$1,500 fine.

Case: CE08050369

Hearing to impose fine

Jeremiah Gutierrez
2865 Southwest 17 Street

Mr. McKelligett announced that this case was first heard on 9/4/08 to comply by 9/18/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$675 fine which would continue to accrue until the property complied.

Ms. Flynn imposed the \$675 fine.

Case: CE08051168

Hearing to impose fine

Bank Of New York Trustee
1200 North Andrews Avenue

Mr. McKelligett announced that this case was first heard on 8/21/08 to comply by 9/11/08. The property was not complied, and the City was requesting imposition of a \$1,350 fine which would continue to accrue until the property complied.

Ms. Flynn imposed the \$1,350 fine.

Case: CE08060500

Hearing to impose fine

Bank of New York Trustee
1200 North Andrews Avenue

Mr. McKelligett announced that this case was first heard on 8/21/08 to comply by 9/11/08. The property was complied, and the City was requesting imposition of a \$1,300 fine.

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

Case: CE08051403

Hearing to impose fine

HSBC Bank USA
1524 Northwest 8 Avenue

Mr. McKelligett announced that this case was first heard on 8/21/08 to comply by 9/18/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,050 which would continue to accrue until the property complied.

Ms. Flynn imposed the \$2,050 fine.

Case: CE08070413

Hearing to impose fine

Joyce Barrett
631 Pennsylvania Avenue

Mr. McKelligett announced that this case was first heard on 9/4/08 to comply by 9/18/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,700 fine which would continue to accrue until the property complied.

Ms. Flynn imposed the \$2,700 fine.

Case: CE08062390

Hearing to impose fine

Greenpoint Mortgage Funding Inc
241 Florida Avenue

Mr. McKelligett announced that this case was first heard on 9/4/08 to comply by 9/14/08. Mr. McKelligett recited violations, compliance dates and potential fines and

stated the City was requesting imposition of an \$800 fine plus \$554.02 in hard costs for a total of \$1,354.02.

Ms. Flynn imposed the \$1,354.02 fine.

Case: CE08070125

Hearing to impose fine

Wells Fargo Bank NA
C/O Wachovia Mortgage
1133 Northwest 2 Street

Mr. McKelligett announced that this case was first heard on 8/21/08 to comply by 9/18/08. 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. Flynn imposed the \$1,350 fine.

Case: CE08071156

Hearing to impose fine

Wells Fargo Trustee
1786 Southwest 22 Street

Mr. McKelligett announced that this case was first heard on 9/4/08 to comply by 9/14/08. The property was not complied and the City was requesting imposition of a \$775 fine which would continue to accrue until the property complied.

Ms. Flynn imposed the \$775 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:

CE08090339	CE08071677	CE08081653	CE08070017
CE08080533	CE08061029	CE08081482	CE08070847
CE07010129	CE08080921	CE08081516	CE08031931
CE08051150	CE08072589	CE08080500	CE08090309
CE08072345	CE08082060	CE08060992	CE08071909
CE08071912	CE08090936	CE08081830	CE08082171
CE08090937	CE08062102	CE08080472	CE08082283
CE08090492	CE08021075	CE08032050	CE08081250
CE08081256	CE08070246	CE08071959	CE08072407
CE08072426	CE08080620	CE08071967	CE08080810
CE08080826	CE08080837	CE08080857	CE08080860
CE08080037	CE08080920	CE08080923	CE08081001
CE08081102	CE08081245		

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:

CE08080138	CE08070889	CE08071065	CE08072150
CE08080377	CE08080369	CE08021499	CE08070409
CE08050425	CE08072568	CE08090408	CE08072163
CE08072444	CE08081261	CE08071036	CE08081025
CE08082277	CE08081049	CE08051166	CE08060835
CE08071691	CE08072638	CE08080248	CE08080360
CE08080904	CE08081598		

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:

CE08071286

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:

CE08080262	CE08071793	CE08081285	CE08080326
CE08050807	CE08021073	CE08021074	CE08080951
CE08082185	CE08071965	CE08042156	CE08070153
CE08070880			

There being no further business, the hearing was adjourned at 12:28 P.m.


Special Magistrate

ATTEST:


Clerk, Special Magistrate