

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
MEAH ROTHMAN TELL PRESIDING
DECEMBER 4, 2008
9:00 A.M. – 2:13 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
Cheryl Pingitore, Code Enforcement Supervisor
John Gossman, Code Enforcement Supervisor
Ginger Wald, Assistant City Attorney
Tammy Arana, Fire Inspector
Stephanie Bass, Code Enforcement Officer
Mark Campbell, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Aretha Davis, Code Enforcement Officer
Alejandro DelRio, Code Enforcement Officer
Dick Eaton, Code Enforcement Officer
Ingrid Gottlieb, Code Enforcement Officer
Todd Hull, 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

Respondents and Witnesses

CE08021526: Ronald Malec, owner
CE08051071: Martin Ellman, owner
CE08022085: Nissan Hamuy, owner
CE08081860: Sandra Boos, owner
CE08072260: Jacquelyne Brown, owner
CE08092172: Harry Stadler, owner's representative
CE08080623: Maria Cuevas, owner
CE08040335: Mark Lauro, owner
CE08091388: Andrew Scolaro, attorney
CE08092390: James Matthieu, real estate agent
CE08041908: Marsha Berry, attorney
CE07031377: Rose Bowman, owner; Humberto Delatore, contractor

CE06092002: Susan Pedersen, owner
CE08052113; CE08041380: Mohammed Markatia, owner
CE08101447: William Masters, owner's representative
CE08040658: Tarn Tantikij, owner
CE08101496: Linda Ann Hart, owner
CE08021073; CE08021074: Richard Inglis, attorney
CE08101726: Stuart Weinstock, owner; John Aurelius, attorney; Theodore Hasle, owner
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: CE07101749

Ordered to reappear from 10/2/08

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.

Ms. Ingrid Gottlieb, Code Enforcement Officer, stated construction was underway at the property and she would not object to a request for an extension.

Mr. Richard Kalehoff, owner, requested a three-month extension. He listed items already complied, and explained the dumpster must stay during the construction.

Ms. Tell granted a 91-day extension to 3/5/09, during which time no fines would accrue.

Case: CE07031377

Ordered to reappear from 9/4/08

Bowman Commercial Properties LLC
1608 Southwest 3 Avenue

Mr. McKelligett announced that this case was first heard on 6/7/07 to comply by 8/2/07. Mr. McKelligett recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard, and stated the City was requesting imposition of a \$1,300 fine, which would continue to accrue until the property complied.

Mr. Dick Eaton, Code Enforcement Officer, reported that the property was still not complied and he did not support any further extensions. Officer Eaton said he had spoken with Ms. Bowman regarding problems with the contractor. Officer Eaton

submitted photos of the property taken on 9/2/08 and 12/2/08 into evidence. Ms. Bowman presented a photo of the building prior to Hurricane Wilma into evidence.

Ms. Bowman said her contractor had told her he could not work with her engineer and had found his own. The contractor had then presented her with many invoices not included in his contract. She said the contractor was not working as promised and wanted more money. She added that the contractor had been very aggressive with her.

Mr. Humberto Delatore, contractor, provided his license number to Ms. Tell and informed her that he was partners in this contract with Metal Occidente in Miami.

Mr. Delatore said he had encountered problems with the original engineer, who refused to give him the drawings. Mr. Eaton said those drawings were never filed with the City. Mr. Delatore said Ms. Bowman had hired a new engineer, and told him that the drawings were pre-approved by the City, but they were not. The engineer had submitted the drawings, and the City Code required certain additions that were not part of the original contract with Mr. Delatore, but Ms. Bowman did not want to approve the changes or pay the difference. Mr. Delatore said the work could be completed in 45 to 60 days, but Ms. Bowman must approve the changes. He said he had offered to perform the additional work for \$120,000, less than his cost, but Ms. Bowman would not approve this either.

Ms. Bowman said Mr. Delatore was not telling the truth.

Ms. Tell advised Ms. Bowman that she could not get in the middle of this disagreement with her contractor. Ms. Bowman insisted she had an appointment to make additional payments, but Mr. Delatore had not kept this appointment and would not keep working.

Officer Eaton said he had put Ms. Bowman in touch with Detective Abrams, but Detective Abrams had said there was no justification for going further. Officer Eaton had given Ms. Bowman Officer Mauro's information recently.

Officer Eaton remarked he had been working on this case for years, but it "always seems to be the same thing."

Ms. Tell asked Mr. Delatore what work had been completed since November 4. Mr. Delatore said the concrete and steel structures were complete. When they received the roof decking, he would install it. Ms. Bowman again stated "The problem is that they don't work." She insisted that the roof was included in the original contract, but now the contractor said it was not.

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

Mr. Delatore presented photos of work recently done.

Ms. Tell advised Ms. Bowman to call Detective Mauro for help resolving the matter.

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

Case: CE08101726

5691 LLC

5641 Northeast 14 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 11/18/08 and certified mail sent to the attorney was accepted on 11/18/08.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violations:
47-19.9

THERE ARE VEHICLES BEING STORED ON THIS INDUSTRIAL-ZONED
PROPERTY WITHOUT A SCREENING WALL AS REQUIRED BY THE
ULDR.

47-20.13.A.

THERE ARE VEHICLES PARKING ON AN UNPAVED SURFACE.

Officer Gottlieb said the properties were originally cited as the result of a compliant.

Mr. John Aurelius, attorney for 5691 LLC, moved to dismiss the case. He referred to the Notice of Violation, and stated the Code Section did not specify a screening wall was required. He questioned whether the Inspector could interpret the Zoning Rules. Mr. Aurelius stated vehicle storage was permitted without an accessory use.

Ms. Tell clarified that Mr. Aurelius was indicating that this property did not fall under 47-19.9.2; this property fell under 47-19.3 and 47-19.4. 47-19.9.2 required the screening wall.

Officer Gottlieb explained that at this property, the business license declared this was an office only. The company must be registered for an automobile sales office for the storage to be permitted. In that case, the ULDR required the screening wall.

Mr. Aurelius presented photos of the property dated 11/30/08 into evidence.

Mr. Aurelius reiterated that the property was under 47-19.9.3 and 47-19.9.4, "and one of those can be exclusive for that use only and one of them is saying for accessory use." He explained that service took place on their lot, next to the building, and then the vehicles were put in storage. Mr. Aurelius then said the property fell under 47-19.9.4. He said the Code section specified that if they were going to do this, they must put down appropriate surfaces and drainage, and he would not dispute this.

Ms. Tell asked Ms. Wald why the property fell under 47-19.9.2 and not 47-19.9.4, which did not require screening of material or goods on the property. Ms. Wald read the Code section, and explained that to apply this section, Mr. Aurelius must prove that the vehicles were only being used for the sale, rental, service, repair as an accessory use to the property; they could not be used exclusively for storage. She understood from the Code Enforcement Officer that this property was being used for a repossession lot, not necessarily for sale or storage. Ms. Tell must therefore make a factual determination regarding the use of the property. That would determine which exception applied.

Ms. Tell noted that customers, visitors and employees could not park on this property. Mr. Aurelius stated they parked on the adjacent lot, not this one. Ms. Wald said the first determination was whether the outdoor storage of the vehicles was for the sale, rental, service or repair for the accessory use as an automotive sale and rental use business. Officer Gottlieb explained that the business must be registered as such and there were additional requirements, but that was not what this business was. They were using that parcel to store the vehicles in conjunction with the repossession business, not an automotive sales business. Mr. Aurelius stated, "We are licensed by the State of Florida; I cannot tell you for what."

Ms. Tell felt the cars were inventory, and Mr. Aurelius stated they had agency with the owner of a car, and they could service, lease or sell the vehicle pursuant to an owner's direction.

Officer Gottlieb had included the company's City Business License and State of Florida records for the property. Mr. Aurelius said the business was licensed with the State to repossess motor vehicles. He requested a continuance to allow the City Attorney and Code Enforcement to consult with the Zoning Administrator to determine the City's interpretation of this.

Mr. Aurelius stated Prowler Recovery Inc. was one of the principals at 5691 NE 14 Avenue. Ms. Tell asked about Prowler Investigations, and Mr. Aurelius said this was "same principal, different business operations" and they were tenants at 5691 NE 14 Avenue.

Officer Gottlieb said the documents she provided were intended to show she had done the research to determine the use of the property. All indications were that it was being used to store vehicles in conjunction with the repossession business. 47-19.9 specified that a screening wall must be constructed in order to have any storage outside an enclosed building on that property. The lot must also be paved. The business did not fall under paragraph 4 because this was not an automotive sales business. Mr. Aurelius said this was Officer Gottlieb's interpretation. He disagreed with this interpretation and stated, "It's the use that we're talking about. We actually agree on the use, she just says that we're not being properly licensed. I disagree with that, but I'm saying we're not here to argue that."

Ms. Tell ruled against Mr. Aurelius' motion to dismiss. She thought the motion was based on lack of specificity regarding the code section cited, and felt from the descriptive language in the Notice of Hearing and the language regarding the corrective action made it clear that the respondent was cited under 47-19.9.2. She requested testimony regarding the use of the property.

Officer Gottlieb responded to a question from Mr. Aurelius that she determined this was storage of goods and materials because this was a repossession lot, storing vehicles in conjunction with that business. She was uncertain if anything other than vehicles was stored on the property, but noted that storing anything there was not permitted. All she saw stored on the property was motor vehicles. Mr. Aurelius asked if Officer Gottlieb had cited them for goods and materials and Mr. Aurelius asked for a City definition of goods and materials. Ms. Gottlieb did not have this. She did not know if the company owned any of the vehicles. She said she assumed others owned the vehicles, since it was a repossession lot.

Ms. Gottlieb responded to further questioning by agreeing that there was a principal building on the property, and if this was determined a "motor vehicles for sale, rental, service or repair" this was a permitted accessory use for which a wall was not required.

Mr. Aurelius asked Mr. Stuart Weinstock, owner of Prowler Recovery and the building, if motor vehicles were sold, rented, serviced or repaired at the business at 5641 NE 14 Avenue. Mr. Weinstock explained that the vehicles were brought in and personal belongings were inventoried and removed. They then checked the vehicle batteries and made sure the vehicles were operational. Ms. Tell asked if repair work was done and Mr. Weinstock said no major repair work was done. They might replace a battery or fill it with water or change a tire, if the client required. Mr. Weinstock said the vehicles were then stored on the lot next door until they were brought to auction or redeemed by the debtors. Ms. Tell asked if any vehicles were ever sold on this property. Mr. Weinstock said from time to time a client would request a closed-bid sale on a vehicle; he added they did not rent vehicles from the property.

Officer Gottlieb pointed out that in order to qualify as a motor vehicle sales business, it must be licensed and used exclusively for this. Ms. Tell said the question Officer Gottlieb was asking was if the property was exclusively used for the storage of these new or used vehicles for the purpose of sale, service or rental. She said Mr. Weinstock had indicated there was no rental use, but there was a sales use. She quote from the Code section, "...and shall be used exclusively for the storage of new or used vehicles for the purpose of sales, service, rental, but not for parking of vehicles used by customers, visitors and employees of the principal use."

Mr. Weinstock confirmed for Mr. Aurelius that visitors, customers and employees had another place to park, and the outside area was for the exclusive use of storage, sale, service and repair. Officer Gottlieb disagreed, stating this was not an automotive sales business. Mr. Weinstock said their occupational license was for vehicle recovery. They

were permitted under this license to sell vehicles with the permission of their clients. Ms. Tell noted the Fort Lauderdale Business tax specified this was a "services office." Officer Gottlieb said the adjacent properties had a license for storage.

Ms. Theodore Hasle, managing partner, said he was president of Four Star Plumbing, residing at 5691 NE 14 Avenue, and represented the landlord. Mr. Hasle had taken photos of many other properties he felt were in violation, and said he thought this was a case of selective enforcement. Mr. Aurelius presented these photos, and said this property was a legal, non-conforming use, as were many businesses in the area. Ms. Tell pointed out that what went on at other properties was not relevant to this case. She marked the photos but refused to enter them into evidence.

Officer Gottlieb explained that this would only be a legal, non-conforming use if the use had been consecutive. Mr. Aurelius said the Zoning Department City of Fort Lauderdale had determined this was "the same type of business since we didn't have to go through any change of use in order to get a business license at this time." Officer Gottlieb knew this was not a repossession lot prior to this business. Ms. Wald said the burden was on Mr. Aurelius to prove this was a legal, non-conforming use, that prior to this ULDR they were grand fathered in. Ms. Wald stated this must be researched to before 1997, when the ULDR was changed. Mr. Aurelius agreed to research this.

Ms. Tell asked about the paving, and Mr. Aurelius stated they would pave if they were ultimately allowed to store vehicles here. He noted that if they were required to construct a wall, they might not continue the business.

Ms. Tell admitted the business tax receipt for Prowler into evidence for the following two cases.

Ms. Tell continued the case to 2/5/09.

Case: CE08021073
Parkson Property LLC
5601 Northeast 14 Avenue

Rescheduled from 10/16/08

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

47-19.1.C.

THIS LOT IS BEING USED FOR STORAGE OF VEHICLES
BEING USED IN A BUSINESS. SINCE THERE IS NO
PRIMARY STRUCTURE, NO ACCESSORY USE IS PERMITTED.

Complied:
18-27(a)

Officer Gottlieb presented overhead photos of the property and explained that there was no primary structure on this property and therefore, no accessory use was permitted there.

Richard Inglis, attorney for Parkson Property, presented a drawing of the four parcels, letters he had sent to Ms. Wald regarding these issues, aerial photos of the properties and ownership documentation for the parcels from the property Appraiser's Office, which Ms. Tell admitted into evidence. He confirmed for Ms. Tell that no buildings remained on the property.

Mr. Inglis said he had been unable to schedule a meeting with the City Attorney's Office or Code Enforcement staff since February 2008, and had never received any reply to his requests. Mr. Inglis said, "There are some very questionable interpretations of this statute being made by Ms. Gottlieb who is a Code Inspector and not qualified to make..." He felt these interpretations must be made by the City Attorney's Office. Mr. Inglis said Office Gottlieb had threatened him that, "If you win here today, I've got a whole list of new things that we're going to charge you with."

Mr. Inglis stated that his clients formerly owner Oakridge Hospital and the VA Clinic across the street, which had been sold and gifted to Holy Cross Hospital. He noted the gift amount was \$20 million, which had benefited the entire City, and said "We're being treated very, very poorly, and I object to it."

Mr. Inglis stated the property was being used for the storage and sale of the repossessed vehicles.

Ms. Wald wanted to hear testimony specific to this property, and asked Mr. Weinstock the use of this property. Mr. Weinstock said this property was used only for the storage and sale of vehicles, not for any minor repair work. He added there was no building on the property.

Mr. Inglis contended this was not an accessory use, but a permitted use under 47-19.9.3, which permitted the outdoor display of vehicles for sale or rental. Mr. Inglis explained that the property at 5641 NE 4 Avenue (lot 11, block 2, Coral Ridge Isles) was improved with a building, and the same entity owned the north 97 feet of lot 12, block 2 Coral Ridge Isles. Mr. Inglis' client owned lot 12, less the north 97 feet, and lot 13. He contended that the building which permitted this accessory use was on lot 11, and was no different from any other business wishing to expand by purchasing or leasing an adjacent property and use it for their permitted use. He contended that if the use was permitted on lot 11, the accessory use was permitted on the other two lots his client owned because they were leased. The user was Prowler Recovery Inc.

Officer Gottlieb said there was no use permitted on this property without a building. She explained that there were two separate parcels, and if there were a building on the property, he would be allowed to use that for parking for automobile sales, but he would

be required to build the screening wall, as on the other property. The issue was, these were two separate parcels, without unity of title; in fact, it was a different owner.

Ms. Tell asked why lot 12, less the portion, plus lot 13 did not fall under 47-19.9, which allowed the sales, display, preparation and storage to be conducted within a completely enclosed building except (under 3) outdoor display of vehicles for sale or rental shall be used exclusively for the display of new or used motor vehicles for the purpose of sale or rental, as they were doing, but shall not be used for service of vehicles or parking. Ms. Gottlieb explained that in order to have this type of business, there must be a building on the property; there could be no accessory use, such as parking or storage, without a primary structure.

Mr. Inglis stated, "This is the problem with letting your Code Compliance Officer interpret the law. She withdrew a complaint just because the Tax Assessor took the two lots to the north and combined them into one tax parcel...They were both owned by the same people at the beginning."

Ms. Tell asked Ms. Wald if it was the City's interpretation that if a property fell under 47-19.9.3, that they could, without any enclosed building or masonry wall, use the property to display, for sale or rental, these vehicles without a building or a wall. Mr. Inglis indicated this was an exception that did not require a wall or an enclosed building. Ms. Wald quoted from 47-19.9.A. "All uses including sales, display, preparation and storage shall be conducted within a completely enclosed building *except* as follows:" The exception were then listed, and number 3.a stated, "Outdoor display of vehicles for sale or rental shall be used exclusively for the display of new or used motor vehicles for the purpose of sale or rental, but shall not be used for the parking of vehicles by customers, visitors, employees..."

Ms. Tell stated the testimony indicated the only use was as two lots for the sale and storage of repossessed vehicles, and Mr. Inglis thought 3 was an exception to 47-19.9.A, and 3 did not indicate a wall or enclosed building was required. Ms. Wald said if this had been cited under 47-19.9, as the 5641 NE 4 Avenue was, based upon the testimony, this would be an exception and the wall was not required. But this had been cited under 47-19.1.C: No accessory use or structure shall be permitted to be used if the principal structure is no longer in use. The question was: were they being read in *pari materia* or separately? Mr. Inglis argued that they need not comply with 47-19.1.C because they complied with 47.19.9.A.3.

Ms. Tell noted that 47-19.9 concerned "all uses" and 47-19.1 was a general requirements section that stated if there was no structure on this property, no accessory use was permitted. Officer Gottlieb argued that under 47-19.1.C, since there was no building, the accessory use was no longer permitted. Mr. Inglis argued that under 47-19.9, which seemed more specific and related specifically to activity on the property, appeared to allow him, without a building or wall, to store the vehicles.

Ms. Wald said Ms. Tell should determine if this was a primary use or an accessory use. Ms. Wald stated, "If the business that they're operating, the primary use, is it just the storage of the vehicles or is it something else, and they don't have the primary use or the accessory use." Ms. Tell did not doubt that this tenant had primarily used this property, with no building, for the storage and sale of the repossessed vehicles. Mr. Inglis indicated that they need not erect a wall or a building under the exclusion listed in 47-19.9.A.3. The City interpreted that under 47-19.9.3, they might not need a wall, but they needed to operate within a building. Officer Gottlieb stated there must be a primary building on the property in order to have an accessory use. Mr. Inglis said this was not an accessory use; it was a permitted use. Ms. Tell said she agreed.

Ms. Tell ruled that this was not an accessory use; the primary use was the sale and repair of the vehicles. She asked Ms. Wald's opinion whether the primary use required that the storage and sales take place inside a building. Ms. Wald said since this was cited under 47-19.1.C, since this was not an accessory use, it was not a violation.

Ms. Tell dismissed the case.

Case: CE08021074
Parkson Property LLC
5601 Northeast 14 Avenue

Rescheduled from 10/16/08

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violation:
47-19.1.C.

THIS LOT IS BEING USED FOR STORAGE OF VEHICLES
BEING USED IN A BUSINESS. SINCE THERE IS NO
PRIMARY STRUCTURE, NO ACCESSORY USE IS PERMITTED.

Complied:
18-27(a)
9-306

Officer Gottlieb presented overhead photos of the property and explained that there was no primary structure on this property and therefore, no accessory use was permitted there.

Ms. Tell dismissed the case.

Case: CE08040335
Progresso Holding Group LLC
1224 Northeast 7 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 11/18/08 and certified mail sent to the registered agent was accepted on 11/18/08.

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

47-19.9

THERE ARE BOX TRAILERS AND OTHER ITEMS BEING STORED OUTSIDE AND NOT IN ACCORDANCE WITH CITY REQUIREMENTS ON THIS B-3 ZONED PROPERTY.

47-20.20.G.

THE PARKING FACILITIES ARE BEING USED FOR STORAGE.

47-20.20.H.

THE STRIPES AND SEAL COAT IN THE PARKING LOT HAVE FADED AND ARE NO LONGER VISIBLE.

9-304(b)

THERE ARE VEHICLES PARKING ON A GRASS SURFACE.

Complied:

9-281(b)

Officer Gottlieb presented photos of the property and the case file and recommended a fine of \$100 per day, per violation.

Mr. Mark Lauro, owner, said he had the permit application for the parking area seal coating and re-striping. He agreed to also pave the area where cars were illegally parking.

Ms. Tell found in favor of the City and ordered compliance within 63 days, by 2/5/09, or a fine of \$100 per day, per violation, and ordered the respondent to reappear at that hearing.

Mr. Lauro mentioned problems he was having with the containers on the property and Ms. Tell advised him to speak to a supervisor.

Case: CE08051071

Martin Ellman & Susanne T McCoy
247 Southwest 3 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 11/19/08.

Ms. Tammy Arana, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT INSTALLED.

Inspector Arana stated the permits had been pulled. She recommended ordering compliance within 63 days or a fine of \$250 per day.

Mr. Martin Ellman, owner, agreed to comply within 63 days.

Ms. Tell found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day.

Case: CE08022085

Beach Boys Plaza Inc
401 South Atlantic Boulevard

Mr. McKelligett announced that this case was first heard on 7/17/08 to comply by 10/16/08. Mr. McKelligett recited violations, compliance dates and potential fines, and said the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property complied.

Mr. Mario Sotolongo, Code Enforcement Officer, declared there was a stipulated agreement in place to comply within 91 days. He remarked that they had been consistently working on the property.

Mr. Nissan Hamuy, owner, requested a 91-day extension.

Ms. Tell granted a 91-day extension to 3/5/09, during which time no fines would accrue.

Case: CE08021526

Ordered to reappear from 11/20/08

Bank Of New York,
Countrywide Home Loans
119 Northeast 16 Street

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, 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 \$7,200 fine, which would continue to accrue until the property complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, presented photos of the property and Officer Feldman's case file and remarked the property looked much better since this owner purchased it. She recommended an extension.

Mr. Ronald Malec, owner, stated the patching and painting was complete, and presented an inspector's report. Officer Gottlieb remarked that the report did not mention paint. She offered to phone the inspector to confirm. Mr. Malec said he was prepared to testify regarding mitigation.

Upon returning to the case, Officer Gottlieb reported the building inspector confirmed the property was complied.

Ms. Tell stated fines totaled \$7,200.

Officer Gottlieb said she was not familiar enough with the case to make a recommendation, and Officer Feldman had recommended the full amount be imposed. Mr. McKelligett said this would be the request if the case were not complied. It was up to Ms. Tell to determine the imposition of the fines.

Mr. Malec said Ms. Moraldi was a first-time homeowner. The mortgage company had delayed the process and she had obtained a loan from Northern Trust, which Countrywide had refused to accept. Ms. Moraldi had taken possession of the property September 2, 2008.

Officer Gottlieb read from Officer Feldman's notes, indicating the owner had been diligent and progress was delayed due to rain.

Ms. Wald clarified that the fines would be liened against the property.

Mr. McKelligett suggested imposing administrative costs: \$500.

Ms. Tell imposed a \$500 fine.

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

Case: CE08052113

Markatia Equities Inc
3027 Davie Boulevard

Mr. McKelligett announced that this case was first heard on 9/18/08 to comply by 10/30/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was requesting imposition of a \$6,800 fine, which would continue to accrue until the property complied.

Ms. Aretha Davis, Code Enforcement Officer, said the owner had extenuating circumstances to explain to Ms. Tell.

Mr. Mohammed Markatia, owner, requested a 60-day extension to obtain the permit and do the work.

Officer Davis explained Mr. Markatia had needed to change contractors, and the new contractor must make changes to the plans. She reminded Mr. Markatia that he must repair the roof and also replace ceiling tiles.

Ms. Tell granted a 63-day extension to 2/5/09, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE08041380

Markatia Equities Inc
3031 Davie Boulevard

Mr. McKelligett announced that this case was first heard on 9/18/08 to comply by 10/30/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property complied.

Ms. Tell granted a 63-day extension to 2/5/09, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE08041908

Benoit E & Bernadette John
1445 Northwest 7 Terrace

Ordered to reappear from 10/2/08

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, 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 \$10,075 fine, which would continue to accrue until the property complied.

Mr. Todd Hull, Code Enforcement Officer, stated there were three outstanding violations on the property: 9-279(g), 9-280(g) and 9-280(b).

Ms. Marsha Berry, attorney, requested an extension, explaining that her client had hired a new electrician, who needed additional time. Ms. Tell recommended 63 days.

Ms. Tell granted a 63-day extension to 2/5/09, during which time no fines would accrue.

Case: CE08072260

Jacquelyne R Brown
600 East Campus Circle

Mr. McKelligett announced that service was via posting on the property on 11/12/08 and at City Hall on 11/20/08.

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

9-280(b)

THE FASCIA AND SOFFIT CONTINUE TO BE IN DISREPAIR
WITH AREAS OF DECAYING AND CHIPPING WOOD.

9-281(b)

THERE IS A DERELICT/INOPERABLE RED GRAND PRIX ON
THE PROPERTY WITHOUT A TAG. 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.

Complied:
18-27(a)

Officer Davis presented photos of the property and the case file and recommended ordering compliance with 9-281(b) within 14 days, or a fine of \$100 per day, with the right to tow the Gran Prix, and with 9-280(b) within 91 days, or a fine of \$25 per day.

Ms. Jacquelyne Brown, owner, explained she had replaced the engine in the Gran Prix and she was trying to sell it. She said it was not currently registered and she was reluctant to put the registration on the vehicle for fear it would be stolen.

Ms. Tell asked Officer Davis if it would be sufficient for Ms. Brown to show her the registration without putting it on the car. Officer Davis replied that the registration tag must be displayed to comply.

Officer Davis said the case had begun in July; she had made several visits to the property and posted it, but this morning was her first communication from the owner. She explained the car could not be kept in the carport without a tag either.

Ms. Tell found in favor of the City and ordered compliance with 9-280(b) within 91 days or a fine of \$25 per day and with 9-281(b) within 42 days or a fine of \$100 per day.

Case: CE08040658

Request for extension

3404 North Ocean Boulevard, LLC
3400 North Ocean Boulevard

Mr. McKelligett announced that this case was first heard on 10/16/08 to comply by 10/30 and 12/4/08. Mr. McKelligett recited violations, compliance dates and potential fines, which had accrued to \$1,700.

Mr. Tarn Tantikij, owner, said the paint chipping had been minor. Ms. Tell remembered that Mr. Tantikij had been seriously injured while painting this building.

Mr. Mario Sotolongo, Code Enforcement Officer, said Mr. Tantikij had repaired the stucco and still needed to paint. Mr. Tantikij requested 63 additional days, and pointed out that this wall faced the alleyway. Officer Sotolongo remarked that this case had continued for some time. Ms. Tell suggested that Mr. Tantikij be given the 62 days he had requested and Officer Sotolongo agreed to backdate the extension to 10/30, the original compliance date.

Ms. Tell granted a 63-day extension to 2/5/09, during which time no fines would accrue.

Case: CE08080623

Maria Cuevas & Isabela Minaya
1001 Southwest 25 Avenue

Mr. McKelligett announced that this case was first heard on 10/16/08 to comply by 10/30/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,325 fine.

Inspector Ursula Thime translated for the respondent. She explained the violations in Spanish and Ms. Cuevas stated she had lost her job and they had lacked the funds to repair the vehicles.

Ms. Aretha Davis, Code Enforcement Officer, said she had spoken with someone at the property, who informed her he was allowing a friend to store the commercial trucks on the property and she informed him this was a violation. She had also made him aware of the other violations, which were now complied. Officer Davis presented photos of the property once it was complied.

Mr. McKelligett informed Ms. Tell that administrative costs were \$516.

Ms. Tell imposed a \$500 fine.

Case: CE08081860

Lawrence & Sandra Boos
537 Northwest 12 Avenue

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

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

9-328(a)

THE HOUSE IS OPEN AND ABANDONED.

47-21.8.A.

THERE IS NO GROUND COVER UNDER THE TREES IN THE FRONT OF THE HOUSE.

9-280(b)

THERE ARE WINDOWS THAT ARE BROKEN AND IN DISREPAIR.

9-280(h)(1)

CHAIN LINK FENCE IS IN DISREPAIR.

9-306

THE HOUSE IS DIRTY AND THE FASCIA AND OTHER WOOD PARTS ARE IN NEED OF PAINT.

Complied:

24-27(b)

18-27(a)

Officer Ackley presented photos of the property and the case file and recommended ordering compliance with 9-328(a) within 14 days or a fine of \$25 per day, with the right to board the property, and with 47-21.8.A., 9-280(b), 9-280(h)(1) and 9-306 within 35 days or a fine of \$25 per day, per violation.

Ms. Sandra Boos, owner, stated the house was under contract, and she was unaware the house should be boarded up. She described efforts she had made to secure the property and requested 60 to 90 days to comply. Ms. Boos said she first received notice of the violations a week ago.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, said the house must be boarded because it was a hazard.

Ms. Tell found in favor of the City and ordered compliance with 9-328(a) within 21 days or a fine of \$25 per day, with the right to board the property, and with 47-21.8.A., 9-280(b), 9-280(h)(1) and 9-306 within 42 days or a fine of \$25 per day, per violation.

Case: CE06092002

Ordered to reappear from 9/4/08

Susan I Pedersen
2001 Southeast 25 Avenue

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard, and stated fines would begin to accrue on 12/5/08.

Mr. Mario Sotolongo, Code Enforcement Officer, informed Ms. Tell he had learned that Citizens Insurance and the contractor had agreed to move forward with the repairs.

Ms. Susan Pedersen, owner, said she had spoken with her adjuster, who informed her the settlement was forthcoming.

Officer Sotolongo recommended a 91-day extension for the permits to be issued.

Ms. Tell granted a 63-day extension to 2/5/09, during which time no fines would accrue, and ordered property owner to reappear at that hearing.

The hearing was in recess from 12:35 to 12:57.

Case: CE08090513

Robert W Jessen
400 Northeast 12 Avenue

Mr. McKelligett announced that personal service had been made to the owner.

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

THERE IS RUBBISH, TRASH, AND DEBRIS ON THE PROPERTY.
THERE IS ALSO OUTSIDE STORAGE NEXT TO THE HOUSE ON
THE NORTH SIDE.

Officer Thime presented photos of the property and the case file and recommended ordering compliance within 28 days or a fine of \$25 per day. She said she had been working with Mr. Jessen to remove items from the property.

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

Case: CE08091416

Pineapple Sky Inc
1627 Northeast 1 Street

Mr. McKelligett announced that service was via posting on the property on 11/10/08 and at City Hall on 11/20/08.

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 ITS CURRENT STATE IS A
THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE
COMMUNITY.

Officer Thime stated the developer had boarded parts of the house, but not to comply with Code. She 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 building.

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: CE08101313

Rap Holdings LLC
3624 Riverland Road

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

Ms. Barbara Urow, Code Enforcement Officer, testified to the following violation:
9-313(a)

THE HOUSE NUMBERS ARE NOT DISPLAYED OR VISIBLE.

Withdrawn:
18-27(a)

Officer Urow presented photos of the property and the case file and recommended ordering compliance with 9-313(a) within 14 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-313(a) within 14 days or a fine of \$25 per day.

Case: CE08100455

US Bank
2301 Northwest 9 Place

Mr. McKelligett announced that certified mail was accepted on 11/20/08.

Mr. Leonard Ackley, Code Enforcement Officer, testified to the following violation:
9-308(a)

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

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

Case: CE08091388

Aurora Loan Services LLC
1224 Northwest 3 Street

Violations:
18-27(a)

THE PROPERTY IS OVERGROWN AND HAS TRASH AND LITTER BEHIND THE BUILDING.

9-281(b)

THERE IS A PILE OF BROKEN AND DISCARDED FURNITURE ON THE PARKING AREA OF THE APT.

9-306

THE EXTERIOR OF THE BUILDING IS DIRTY AND HAS GRAFFITI ON ITS SURFACE.

9-328(a)

THE PROPERTY IS OPEN AND ABANDONED AND HAS BROKEN
WINDOWS AND DOORS THAT DON'T LOCK.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 18-27(a), 9-281(b) and 9-328(a) within 14 days or a fine of \$100 per day, per violation, with the right to board the building, and 9-306 within 30 days or a fine of \$100 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 18-27(a), 9-281(b) and 9-328(a) within 14 days or a fine of \$100 per day, per violation, with the right to board the building, and with 9-306 within 30 days or a fine of \$100 per day.

Case: CE08080709

US Bank Trustee
3617 Southwest 12 Place

Mr. McKelligett announced that certified mail was accepted on 11/20/08.

Mr. Mark Campbell, Code Enforcement Officer, testified to the following violation:
9-308.

ROOF NOT MAINTAINED IN A SAFE, SECURE, AND
WATERTIGHT CONDITION. THERE ARE TATTERED REMNANTS
OF A BLUE TARP AND STRIPS OF WOOD ON THE ROOF.

Complied:

18-27(a)
24-27(b)

Officer Campbell presented photos of the property and the case file and recommended ordering compliance with 9-308 within 14 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-308 within 14 days or a fine of \$50 per day.

Case: CE08090622

Brett Sandman
3142 Southwest 13 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 11/18/08.

Mr. Mark Campbell, Code Enforcement Officer, testified to the following violations:
24-27(b)

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

9-304(b)

THERE IS A WHITE BOAT AND TRAILER PARKED ON THE FRONT LAWN OF THE PROPERTY.

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, 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: CE08091577

Deutsche Bank National Trust Co Trustee
C/O Countrywide Home Loans Inc
3411 Berkeley Boulevard

Mr. McKelligett announced that certified mail was accepted on 11/20/08.

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

9-328(b)

THIS VACANT PROPERTY HAS BEEN BOARDED WITHOUT OBTAINING A BOARD-UP PERMIT OR SUBSEQUENT BOARD-UP CERTIFICATE.

Officer Davis 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: CE08071281

Luvia B Pierre, 1/2 Interest
John Fanfan
1064 Carolina Avenue

Mr. McKelligett announced that service was via posting on the property on 11/12/08 and at City Hall on 11/20/08.

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

9-281(b)

DERELICT AND INOPERABLE VEHICLES INCLUDING A RED JEEP, GREEN FORD, AND BLUE SIERRA REMAIN 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 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 tow the red Jeep, the green Ford and the blue Sierra.

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 tow the red Jeep, the green Ford and the blue Sierra.

Case: CE08090521

Gary & Julie Carlson
2841 Northeast 36 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 11/20/08.

Ms. Stephanie Bass, Code Enforcement Officer, testified to the following violation:
47-19.5 H.1.

THE HEDGES HAVE BECOME OVERGROWN, PAST 10 FEET, AND
HAVE NOT BEEN MAINTAINED.

Officer Bass 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: CE08090591

Sidberry #720 Residential Land Trust /
Cezar Mancao Trust
720 Southwest 19 Street

Mr. McKelligett announced that service was via posting on the property on 11/13/08 and at City Hall on 11/20/08.

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

THE DOOR ON THE SHED IN THE REAR IS IN DISREPAIR
ALLOWING ACCESS TO VAGRANTS WHO ARE LIVING INSIDE.

9-313(a)

THERE ARE NO ADDRESS NUMBERS ON THIS PROPERTY.

Complied:

18-27(a)

Officer Eaton presented photos of the property and the case file and recommended ordering compliance with 9-280(h) and 9-313(a) within 14 days or a fine of \$25 per day, per violation with the right to board the shed.

Ms. Tell found in favor of the City and ordered compliance with 9-280(h) and 9-313(a) within 14 days or a fine of \$25 per day, per violation with the right to board the shed if the City so chooses.

Case: CE08092172

G4A Holdings Corp
602 Southwest 15 Street

Violations:

9-281(b)

THERE ARE INOPERABLE VEHICLES ON THIS PROPERTY INCLUDING, BUT NOT LIMITED TO, A RED PICK-UP, A YELLOW BOAT ON TRAILER, AND A SEA-DOO ON TRAILER. THESE VIOLATIONS PRESENT A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.

Complied:

9-304(b)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the red pick-up truck, the yellow boat and trailer, and the Sea-Doo and trailer.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the red pick-up truck, the yellow boat on trailer, and the Sea-Doo and trailer.

Case: CE08092390

Federal National Mortgage Association
1415 Southwest 3 Avenue

Violation:

9-328(b)

THIS PROPERTY HAS BEEN BOARDED WITHOUT FIRST OBTAINING A CITY-ISSUED BOARD-UP CERTIFICATE.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 63 days, by 2/5/09, or a fine of \$50 per day, and to reappear at that hearing.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 63 days, by 2/5/09, or a fine of \$50 per day, and ordered the respondent to reappear at that hearing.

Case: CE08080560

Maria Amelia Vincente
812 Southwest 8 Avenue

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

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

THE YARD IS NOT BEING MAINTAINED. THERE IS TRASH AND RUBBISH SCATTERED ABOUT THE PROPERTY AND SWALE. THE TRASH AND RUBBISH CONSISTS OF, BUT IS NOT LIMITED TO, YARD WASTE AND ASSORTED LITTER.

47-34.1.A.1.

THE PROPERTY IS BEING USED TO STORE ITEMS AND MATERIALS OUTSIDE IN THE OPEN. THE MATERIALS BEING STORED OUTSIDE IN THE OPEN CONSIST OF, BUT ARE NOT LIMITED TO, AUTO PARTS, CONSTRUCTION MATERIALS, AND SHOPPING CARTS. OUTSIDE STORAGE IS NOT A PERMITTED USE OF THIS RD-15 ZONED PROPERTY PER THE ULDR TABLE 47-5.12.

9-305(b)

THE LAWN AND LANDSCAPING ARE NOT MAINTAINED AND DO NOT PRESENT A NEAT, WELL-KEPT APPEARANCE. THERE IS A LARGE HOLE LOCATED IN THE FRONT YARD IN WHICH DRAIN PIPES ARE VISIBLE IN THE HOLE. THE LARGE HOLE AND PIPES DO NOT PRESENT A NEAT AND WELL-KEPT APPEARANCE.

Complied:
9-281(b)

Officer Snow explained the owner had intended to demolish the property and left a hole when the sewer pipe was disconnected. The owner had since changed his mind. Officer Snow presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 47-34.1.A.1 and 9-305(b) within 28 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a), 47-34.1.A.1 and 9-305(b) within 28 days or a fine of \$25 per day, per violation.

Case: CE08060003

Laura Lanney
2808 North Ocean Boulevard

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/18/08.

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violation:
9-306

THE EXTERIOR OF THE BUILDING IS NOT BEING MAINTAINED. THERE ARE SECTIONS OF STAINED, MISSING AND PEELING PAINT ON THE EXTERIOR WALLS OF THE STRUCTURE.

Complied:
18-27(a)

Officer Sotolongo had spoken to the owner, who agreed to sign a stipulated agreement but had never signed and returned it. He noted that some work had already been done. Officer Sotolongo presented photos of the property and the case file and recommended ordering compliance with 9-306 within 12 weeks or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-306 within 12 weeks or a fine of \$25 per day.

Case: CE08081686

SHR Trust /
John Hume Trustee
3562 North Ocean Boulevard

Violation:
9-306

THE EXTERIOR OF THE STRUCTURE IS NOT BEING PROPERLY MAINTAINED. THE FACADE AND OVERHANG OF THE BUILDING ARE DAMAGED. THERE ARE AREAS WHERE THE STUCCO AND STONE OVERLAY ARE FALLING APART AND MAY POSE A DANGER TO PEDESTRIAN TRAFFIC.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 17 weeks, by 4/2/09, or a fine of \$50 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 17 weeks, by 4/2/09, or a fine of \$50 per day.

Case: CE08080170

Frederick M Mills III
2821 Northwest 69 Court

Mr. McKelligett announced that service was via posting on the property on 11/7/08 and at City Hall on 11/20/08.

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

9-281(b)

THERE IS A DERELICT/INOPERABLE VEHICLE PRESENT ON THIS PROPERTY. THE VEHICLE IS A WHITE FORD MUSTANG WITH NO VALID LICENSE PLATE ON IT, HEAVY FRONT END DAMAGE, FLAT TIRES; AND THE ENTIRE INTERIOR OF THIS VEHICLE IS MISSING. IN ITS CURRENT CONDITION, THIS VEHICLE POSES A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE SURROUNDING PROPERTIES AND TO THE COMMUNITY AS A WHOLE.

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

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 tow the white Ford Mustang.

Case: CE08091263

David R Apodaca
4411 Northwest 12 Terrace

Mr. McKelligett announced that service was via posting on the property on 11/7/08 and at City Hall on 11/20/08.

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

18-1

THERE IS GREEN, STAGNANT WATER IN THE POOL ON THIS PROPERTY.

IN ITS CURRENT CONDITION, THE POOL ON THIS PROPERTY IS UNSANITARY, UNSIGHTLY, AND MAY FURNISH A BREEDING GROUND FOR MOSQUITOES. THE POOL ON THIS PROPERTY ALSO POSES A SERIOUS THREAT TO THE HEALTH, SAFETY, AND WELFARE TO THE SURROUNDING PROPERTIES AND TO THE COMMUNITY AS WHOLE.

18-27(a)

THERE IS LAWN/PLANT/TREE OVERGROWTH PRESENT AND THE PROPERTY IS LITTERED WITH TRASH/RUBBISH/DEBRIS.

9-280(b)

THE SCREEN ENCLOSURE THAT SURROUNDS THE POOL ON THIS PROPERTY HAS MISSING/DOWN/DAMAGED SCREENS ON IT AND IT IS MISSING THE DOOR.

9-281(b)

THERE IS A DERELICT/INOPERABLE VEHICLE ON THIS PROPERTY. THE VEHICLE IS A LARGE RECREATIONAL VEHICLE PARKED ON THE DRIVEWAY WITH NO LICENSE PLATE ON IT. THIS VEHICLE, IN ITS CURRENT CONDITION, POSES A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE SURROUNDING PROPERTIES AND TO

THE COMMUNITY AS A WHOLE.

BCZ 39-275.(9)(c)

THERE ARE NUMEROUS WATER/SEWER HOSES AND ELECTRICAL CABLES AND EXTENSION CORDS CONNECTED TO THE RECREATIONAL VEHICLE ON THIS PROPERTY AND RUNNING INTO THE HOUSE AND THROUGH AN OPEN GATE ON THE RIGHT SIDE YARD, TO THE REAR YARD, AND INTO THE POOL ON THIS PROPERTY.

Officer Viscusi presented photos of the property and the case file and recommended ordering compliance with 18-1 within 14 days or a fine of \$100 per day, with 18-27(a) and 9-280(b) within 14 days or a fine of \$25 per day, per violation, with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the RV, and with BCZ 39-275.(9)(c) within 10 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance with 18-1 within 14 days or a fine of \$100 per day, with 18-27(a) and 9-280(b) within 14 days or a fine of \$25 per day, per violation, with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the RV, and with BCZ 39-275.(9)(c) within 10 days or a fine of \$100 per day.

Case: CE08081520

Joyce McGirt
645 Northwest 13 Terrace # A

Mr. McKelligett announced that service was via posting on the property on 11/7/08 and at City Hall on 11/20/08.

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: CE08081521

Tiffany Castro
645 Northwest 13 Terrace # B

Mr. McKelligett announced that service was via posting on the property on 11/7/08 and at City Hall on 11/20/08.

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: CE08081864

Obed Samuel & Eulalee Weathers
1000 Northwest 14 Court

Mr. McKelligett announced that service was via posting on the property on 11/7/08 and at City Hall on 11/20/08.

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

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

Complied:
24-27(a)

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

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

Case: CE08082231

Jindrich Holan
1528 Northeast 17 Way

Mr. McKelligett announced that service was via posting on the property on 11/7/08 and at City Hall on 11/20/08.

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

THE BUILDING IS VACANT WITH DOORS, WINDOWS, OR OTHER OPENINGS BROKEN OR MISSING THAT ALLOW UNAUTHORIZED ACCESS TO THE INTERIOR. THE CITY REQUESTS THE RIGHT TO BOARD AS THE BUILDING IN THIS CONDITION POSES A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.

Officer Rich 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 building.

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 building.

Case: CE08090803

Bank Of New York
C/O Countrywide
1525 Northeast 18 Avenue

Mr. McKelligett announced that certified mail was accepted on 11/20/08.

Ms. Mary Rich, 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.

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

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

Case: CE08091185

Thomas N Lupari
1140 Northeast 16 Terrace

Mr. McKelligett announced that service was via posting on the property on 11/7/08 and at City Hall on 11/20/08.

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

THERE IS GRASS/PLANT/WEED OVERGROWTH, TRASH,

RUBBISH, AND DEBRIS ON PROPERTY.

Officer Rich 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: CE08080951

Frank S Gambone III
1001 Northeast 17 Court

Mr. McKelligett announced that service was via posting on the property on 11/19/08 and at City Hall on 11/20/08, and certified mail sent to the attorney was accepted on 11/19/08.

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

THERE IS PLANT OVERGROWTH ON THE PROPERTY AND
SWALE.

47-20.20.H.

THE DRIVEWAY IS IN DISREPAIR. THERE ARE AREAS OF
HOLES AND MISSING PAVEMENT. THERE ARE WEEDS
GROWING THROUGH PORTIONS OF IT. THE SEAL COAT HAS
WORN OFF.

Withdrawn:
47-21.8.A.

Officer Gottlieb 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 47-20.20.H. within 28 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$50 per day and with 47-20.20.H. within 28 days or a fine of \$50 per day.

Case: CE08080643

Jodi Gail Rosoff
2851 Southwest 17 Street

Mr. McKelligett announced that service was via posting on the property on 11/17/08 and at City Hall on 11/20/08.

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

THERE IS TRASH AND DEBRIS SCATTERED ABOUT THE

PROPERTY INCLUDING, BUT NOT LIMITED TO, BROKEN CONCRETE BLOCKS AND A PILE OF SAND. THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE SWALE) 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 \$100 per day with the right to mow 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 mow the property.

Case: CE08090892

Mark Hirsch
2006 Southwest 16 Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 11/19/087.

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

THE TRASH RECEPTACLES ARE LEFT OUT NEAR THE ROADWAY, NOT BEHIND THE BUILDING LINE.

9-304(b)

THERE IS A GREEN CADILLAC PARKED ON THE LAWN AT THIS PROPERTY.

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, 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: CE08091624

American One Inc
801 Southwest 20 Terrace

Mr. McKelligett announced that service was via posting on the property on 11/6/08 and at City Hall on 11/20/08.

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

THE BUILDING IS VACANT AND HAS BROKEN OR MISSING WINDOWS OR DOOR 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 building.

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 building.

Case: CE08091779

Thomas & Angela Pinkney
908 Southwest 15 Terrace

Mr. McKelligett announced that service was via posting on the property on 11/17/08 and at City Hall on 11/20/08.

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 \$100 per day.

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

Case: CE08101434

Cramer Investment Properties LLC
3901 Northeast 21 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 11/18/08 and certified mail sent to the registered agent was accepted on 11/18/08.

Ms. Tammy Arana, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS ARE NOT INSTALLED OUTSIDE
EVERY SLEEPING AREA IN THE IMMEDIATE VICINITY OF
THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING
UNIT INCLUDING BASEMENTS. HARDWIRE SMOKE DETECTORS
NOT INSTALLED.

Inspector Arana reported a permit had been pulled. She presented the case file and recommended ordering compliance within 63 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day.

Case: CE08101443

John E Flanagan Revocable Trust
3090 Northeast 48 Street #101

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS ARE NOT INSTALLED OUTSIDE EVERY SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING UNIT INCLUDING BASEMENTS.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$250 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 63 days or a fine of \$250 per day.

Case: CE08101447

Grumet Properties Inc
3040 Northeast 21 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 11/18/08 and certified mail sent to the registered agent was accepted [no date].

Ms. Tammy Arana, Fire Inspector, testified to the following violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS ARE NOT INSTALLED OUTSIDE EVERY SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING UNIT INCLUDING BASEMENTS. HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Officer Arana presented the case file, stated a permit had been pulled and recommended ordering compliance within 63 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day.

Case: CE08101462

3031 Ocean Ridge Inc
3031 Northeast 21 Avenue

Violations:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS ARE NOT INSTALLED OUTSIDE EVERY SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING UNIT INCLUDING BASEMENTS. HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$250 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 63 days or a fine of \$250 per day.

Case: CE08101486

Finn Villas Condo Assoc Inc
4321 Northeast 21 Avenue

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

Ms. Tammy Arana, Fire Inspector, testified to the following violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS ARE NOT INSTALLED OUTSIDE EVERY SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING UNIT INCLUDING BASEMENTS. HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Arana presented the case file and recommended ordering compliance within 63 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day.

Case: CE08101493

Coral Ridge North LLC
4317 Northeast 21 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 11/20/08 and certified mail sent to the registered agent was accepted [no date].

Violations:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS ARE NOT INSTALLED OUTSIDE EVERY SLEEPING AREA IN THE IMMEDIATE VICINITY OF

THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING
UNIT INCLUDING BASEMENTS. HARDWIRE SMOKE DETECTORS
NOT INSTALLED.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$250 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 63 days or a fine of \$250 per day.

Case: CE08101499

Karen Corporation
2724 Northeast 32 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 11/24/08.

Ms. Tammy Arana, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS ARE NOT INSTALLED OUTSIDE
EVERY SLEEPING AREA IN THE IMMEDIATE VICINITY OF
THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING
UNIT INCLUDING BASEMENTS. HARDWIRE SMOKE
DETECTORS NO INSTALLED.

Inspector Arana presented the case file and recommended ordering compliance within 63 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day.

Case: CE08072222

Chandroutie
2350 Northwest 14 Street

Mr. McKelligett announced that service was via posting on the property on 11/10/08 and at City Hall on 11/20/08.

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

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

9-306

THE PAINT ON THE CEILING OF THE FRONT PORCH IS
PEELING AND FLAKING.

Complied:
18-27(a)

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

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

Case: CE08081870

Glen Singh
1740 Northwest 29 Terrace

Mr. McKelligett announced that service was via posting on the property on 11/10/08 and at City Hall on 11/20/08.

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

THE WINDOWS AND DOORS ON THIS PROPERTY HAVE BEEN
BOARDED WITHOUT THE REQUIRED BOARDING CERTIFICATE.

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

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

Case: CE08072186

J & E Investments LLC
1650 Northwest 23 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 11/18/08 and certified mail sent to the registered agent was accepted on 11/18/08.

Violations:
47-20.10.A.

VEHICLES IN THE PARKING FACILITY ARE TANDEM
PARKING DUE TO APPROXIMATELY HALF OF THE PARKING
SPACES ARE BEING USED FOR THE STORAGE OF SHIPPING
CONTAINERS FILLED WITH SUPPLIES.

47-20.20.D.

APPROXIMATELY HALF OF THE PARKING LOT AT THIS
LOCATION IS BEING USED FOR STORAGE OF SHIPPING
CONTAINERS FULL OF SUPPLIES FOR THE OPERATING

BUSINESS "EXIST CLOTHING".

47-34.1.A.1.

SHIPPING CONTAINER STORAGE IS OCCUPYING SPACE WHICH IS PART OF THE APPROVED PARKING AREA. PER ULDR TABLE 47-7.10., THIS IS UNPERMITTED LAND USE AT THIS (I) INDUSTRIAL-ZONED DISTRICT.

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

Case: CE08091954

Anilia Louis
109 Northeast 16 Street

Mr. McKelligett announced this case was rescheduled from 11/20/08.

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

THERE IS TRASH, RUBBISH, AND DEBRIS SCATTERED ABOUT THE PROPERTY INCLUDING, BUT NOT LIMITED TO, DEAD FLORA AND SCRAPS OF PLYWOOD. THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND HAS NOT BEEN MAINTAINED.

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: CE08051152

Charles L Lane & Patrick E Scott
2930 Northeast 41 Street

Mr. McKelligett announced that this case was first heard on 9/18/08 to comply by 9/28 and 10/2/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was requesting imposition of an \$8,150 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$8,150 fine, which would continue to accrue until the property complied.

Case: CE08071992

Romi M DiRoberto
840 Northwest 2 Avenue

Mr. McKelligett announced that this case was first heard on 10/16/08 to comply by 10/30/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$1,700 fine, which would continue to accrue until the property complied.

Case: CE08071703

Corbel G & Hilda Cooper
920 Northwest 2 Avenue

Mr. McKelligett announced that this case was first heard on 10/16/08 to comply by 10/30/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was requesting imposition of an \$850 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$850 fine, which would continue to accrue until the property complied.

Case: CE08070620

Glenn B Wright Jr
433 Northeast 12 Avenue

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, and stated the City was requesting \$650 for administrative costs and \$1,703.67 for board-up costs for a total of \$2,353.67 [reduced from \$2,703.67].

Ms. Tell imposed a fine of \$650 for administrative costs and \$1,703.67 for board-up costs for a total of \$2,353.67.

Case: CE08021771

Norman M, Jr., & Kathy A Sted
807 Northwest 4 Avenue

Mr. McKelligett announced that this case was first heard on 6/19/08 to comply by 8/21/08. 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 recommending no fine be imposed [reduced from \$650].

Ms. Tell imposed no fine.

Case: CE08072630

Wells Fargo Bank
831 Northwest 1 Avenue

Mr. McKelligett announced that this case was first heard on 10/2/08 to comply by 10/30/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$3,400 fine, which would continue to accrue until the property complied.

Case: CE07100257

Christine Green
1500 Northwest 18 Court

Ordered to reappear from 9/4/08

Mr. McKelligett announced that this case was first heard on 2/7/08 to comply by 8/7/08. 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 \$675 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$675 fine, which would continue to accrue until the property complied.

Case: CE08072509

Deutsche Bank National Trust Co
2281 Southwest 15 Court

Mr. McKelligett announced that this case was first heard on 10/16/08 to comply by 10/30/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was requesting imposition of a \$3,100 fine.

Ms. Tell imposed the \$3,100 fine.

Case: CE08081096

Brian Tripp
1019 Southwest 15 Terrace

Mr. McKelligett announced that this case was first heard on 10/16/08 to comply by 10/30/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was recommending no fine be imposed [reduced from \$1,050].

Ms. Tell imposed no fine.

Case: CE08060700

Luxury Home Developers Inc
1850 Northeast 26 Avenue # 1

Mr. McKelligett announced that this case was first heard on 9/18/08 to comply by 10/23/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was requesting imposition of a \$1,025 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$1,025 fine, which would continue to accrue until the property complied.

Case: CE08070034

Glenn Wright Construction & Development Inc
1713 Northeast 16 Terrace

Mr. McKelligett announced that this case was first heard on 10/16/08 to comply by 10/30/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was requesting imposition of a \$2,100 fine.

Ms. Tell imposed the \$2,100 fine.

Case: CE08021850

Helen D & Mylena Mixon
809 Northwest 15 Avenue

Mr. McKelligett announced that this case was first heard on 8/21/08 to comply by 11/6/08. 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. Tell imposed the \$675 fine, which would continue to accrue until the property complied.

Case: CE08050620

Inesse Laroche
1220 Northwest 6 Court

Mr. McKelligett announced that this case was first heard on 10/2/08 to comply by 11/6/08. 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. Tell imposed the \$675 fine, which would continue to accrue until the property complied.

Case: CE08070923

Carmelo Siri
847 Northwest 13 Avenue

Mr. McKelligett announced that this case was first heard on 10/2/08 to comply by 10/12/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was requesting imposition of a \$300 fine.

Ms. Tell imposed the \$300 fine.

Case: CE08090678

Ramadhar 1 LLC
417 Southeast 12 Court

Mr. McKelligett announced that this case was first heard on 10/16/08 to comply by 10/26/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was requesting imposition of a \$1,100 fine.

Ms. Tell imposed the \$1,100 fine.

Case: CE08071767

Briland Properties Inc
508 Southeast 32 Court

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, and stated the City was recommending no fine be imposed [reduced from \$1,050].

Ms. Tell imposed no fine.

Case: CE08080558

A G Realty Fort Lauderdale
3245 S Andrews Avenue

Mr. McKelligett announced this case was first heard on 9/18/08 to comply [retroactively] by 8/7/08. Mr. McKelligett recited violations, compliance dates and potential fines, noted that this was a repeat violation, and stated the City was requesting imposition of a \$59,000 fine, which would continue to accrue until the property complied.

Mr. McKelligett stated the case had been rescheduled from 11/6/08 at the request of the owner and his attorney. Certified mail for this hearing was sent to the owner, attorney and property manager. The owner had applied for a variance regarding this violation and been denied, and was appealing to the City Commission.

Ms. Tell imposed the \$59,000 fine, which would continue to accrue until the property complied.

Cases Complied

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

CE08092405	CE08081652	CE08091243	CE08091866
CE08080379	CE08092325	CE08101807	CE08031979
CE08090875	CE08100625	CE08100642	CE08081122
CE08101616	CE08090872	CE08101453	CE08101469
CE08101496	CE08081265	CE08101935	CE08102027
CE08110459			

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:

CE08110074	CE08090322	CE08090776	CE08091364
CE08080912	CE08100138	CE08081873	CE08110315
CE08042475	CE08050746	CE08100673	CE08100697
CE08100698	CE08101437	CE08082000	CE08100131
CE08110205			

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:

CE08070766	CE08070814	CE08042308	CE08101431
CE08102482	CE08110002	CE08110004	CE08110005
CE08110006	CE08080331		

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:

CE08061272

There being no further business, the hearing was adjourned at 2:13 P.M.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services