

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
ROSE-ANN FLYNN PRESIDING
JANUARY 15, 2009
9:00 A.M. – 12:49 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
Leonard Ackley, Code Enforcement Officer
Stephanie Bass, Code Enforcement Officer
Mark Campbell, Code Enforcement Officer
Leonard Champagne, Code Enforcement Officer
Thomas Clements, Fire Inspector
Andre Cross, Code Enforcement Officer
Aretha Davis, Code Enforcement Officer
Alejandro DelRio, Code Enforcement Officer
Dick Eaton, Code Enforcement Officer
Adam Feldman, Code Enforcement Officer
Ingrid Gottlieb, Code Enforcement Officer
Todd Hull, Code Enforcement Officer
Karl Lauridsen, Landscape Inspector
Detective Jorge Maura
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
Barbara Urow, Code Enforcement Officer,
Salvatore Viscusi, Code Enforcement Officer

Respondents and Witnesses

CE08091638: Jonathan Edwaard, manager
CE08080138: Virginia Jenison, owner; Joey Noe, contractor
CE08062120; CE08062127; CE08062130; CE08062132; CE08062133: Lawrence
Saks, owner; Susan Holland, engineer
CE08051478: Jerome Teppes, owner
CE08091567: Helen Dunsford, owner
CE08061424: Beverly Allison, representative; Mark Carter, Assistant Pastor

CE 08020204: Steven Elsby, representative; Jorge Rivera, representative
CE08100621: Jeffrey Levy, attorney; Richard Foster, sign company representative;
Maria Haniff, owner
CE08070951: Evangelos Anthony, owner
CE08031932: Jean Francois, owner
CE08100246: Mones Abdo, property manager
CE08100287: Roberto Bustos, owner's husband
CE08041993: Bernard Cherisol, owner
CE08042186: Albert Sistrat, owner
CE08100116: Michael Welch, business owner
CE08072638: Joel Burns, owner
CE08120608: Ian Clive Frost, business manager
CE08110002: Polly Rutnik, apartment owner; Edward Fitzgerald, Power of Attorney
CE08092015: Amado Legwillow, owner
CE08080841: Claudette Chance, owner
CE08071318: Mohammed Hamadah, owner; Armando Bermudez, contractor
CE08120521; CE08120391: Richard Robbie, owner
CE08060615: German Duarte; Victoria DeGarcia, owner
CE08050832: Joy Ganaishlal, owner
CE08110005: Samoil Fridman
CE08120612: Don DeBellis

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: CE08070951

Request for extension

2450 Wilton Corp
1204 Northeast 4 Avenue

Mr. McKelligett announced that this case was first heard on 10/2/08 to comply by 1/1/09. The property was not complied and fines had accrued to \$2,600.

Ms. Ingrid Gottlieb, Code Enforcement Officer, stated that the owner had made no progress in six months, and she opposed any extension of time.

Mr. Evangelos Anthony, owner, said he had fixed the potholes immediately after leaving the last hearing. He had investigated the City's request to have a contractor reinstall the signs, but discovered this would cost \$5,800, which the tenant could not afford. Some time later, there had been an accident at the property and the contractor Mr. Anthony hired had agreed to re-install the signs as part of the building repair. The

Master permit would be pulled within 10 days, and Mr. Anthony said work would be complete by February 15.

Officer Gottlieb pointed out that there were other illegal signs still on the property. Mr. Anthony said these small signs would be included in the contractor's permit.

Officer Gottlieb said the parking lot repairs required a permit as well, and this could not be accomplished in one month.

Ms. Flynn granted a 35-day extension to 2/19/09, during which time no fines would accrue.

Case: CE08100287

Dwain W Higginbotham
1490 West Broward Boulevard

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

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violation:
47-22.9.

THERE ARE SIGNS PAINTED ON, AND AFFIXED TO, THE
BUILDING FOR WHICH THERE ARE NO PERMITS.

Complied:
47-22.3.C.
47-22.3.R.

Officer Gottlieb remarked that the owner had made significant progress, presented photos of the property and the case file and recommended ordering compliance with 47-22.9. within 8 weeks or a fine of \$50 per day.

Mr. Roberto Bustos, the owner's husband, said he was working on the last violation and requested more time.

Ms. Flynn found in favor of the City and ordered compliance with 47-22.9. within 56 days or a fine of \$50 per day.

Case: CE08051478

Jerome L Teppes
823 Northeast 14 Place

Mr. McKelligett announced that this case was first heard on 8/21/08 to comply by 11/13/08. The property was not complied and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said the owner informed her he intended to demolish the building. She presented photos of the property and noted that the roof and foundation were collapsing.

Mr. Jerome Teppes, owner, pointed out that several violations were complied. He explained that he had discovered the violations after purchasing the home three years ago. He was now discussing demolition with the bank. Mr. Teppes requested additional time to get agreement from the bank to demolish, or to make other arrangements.

Ms. Flynn granted a 21-day extension to 2/5/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08061424

Request for extension

New Mount Olive Missionary
Baptist Church, Inc
915 Northwest 9 Avenue

Mr. McKelligett announced that this case was first heard on 10/2/08 to comply by 12/25/08. The property was not complied and fines had accrued to \$3,000.

Mr. Wilson Quintero, Code Enforcement Officer, presented photos of the vacant lot to Ms. Flynn.

Ms. Beverly Allison, representative, explained that two men had offered to clear the lot for free, but had instead used the lot to dump their own trash. The men had been given a deadline to clear the lot, had missed it and been asked to leave, which they had. They had left most of their debris on the property when they left, and the church had received five estimates to clear the property. Ms. Allison requested additional time to find someone to do the work. Mr. Mack Carter, Senior Pastor, agreed with Ms. Allison's request.

Ms. Flynn granted a 63-day extension to 3/19/09, during which time no fines would accrue.

Case: CE08090450

Wachovia Bank NA
1205 Northeast 3 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/31/08.

Mr. Todd Hull, Code Enforcement Officer, testified to the following violation:
47-34.4 B.3.a.

THERE IS A 6-WHEELED WHITE BOX TRUCK WHICH IS
DESIGNED FOR COMMERCIAL USE BEING STORED OVERNIGHT

AT THIS RESIDENTIAL-ZONED PROPERTY.

Officer Hull 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: CE08031932

Ordered to reappear from 12/18/08

Jean R Francios
1205 Northeast 5 Avenue

Mr. McKelligett announced that this case was first heard on 7/17/08 to comply by 8/14/08. The property was not complied and the City was requesting imposition of a \$3,125 fine, which would continue to accrue until the property complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said she had been working with the owner, who was working to comply. She acknowledged there was a problem with the tenants throwing trash on the property, and said Mr. Francois was in the process of evicting the tenants.

Mr. Jean Francois, owner, said he was waiting for the eviction to come through.

Ms. Flynn granted a 63-day extension to 3/19/09, during which time no fines would accrue.

Case: CE08080138

Request for extension

BOK Realty Inc
651 Southwest Coconut Drive

Mr. McKelligett announced that this case was first heard on 11/16/08 to comply by 12/11/08 and 1/22/09. The property was not complied and fines had accrued to \$1,550.

Mr. William Snow, Code Enforcement Officer, said after meeting with the owner, he supported the request for a 42-day extension. He confirmed that the owner had requested the extension prior to the original compliance date.

Ms. Virginia Jensen, owner, explained that they were attempting to make this look like a Cape Cod house. She said the wood grain and knots were supposed to show through the stain. Ms. Jensen informed Ms. Flynn that neighbors were throwing trash on the property.

Ms. Flynn granted a 42-day extension to 2/26/09, during which time no fines would accrue.

Case: CE08080841

Ordered to reappear from 12/18/08

Claudette A & Carl Chance
3134 Southwest 14 Street

Mr. McKelligett announced that this case was first heard on 10/16/08 to comply by 11/6/08. The property was complied and the City was requesting no fine be imposed [reduced from \$8,200].

Ms. Flynn imposed no fine.

Case: CE08100621

Smalley's Tire & Auto Repair
1001 West Sunrise Boulevard

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/15/08 and certified mail sent to the registered agent was accepted on 12/15/08.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violation:
47-22.9.

THERE HAS BEEN A CHANGE OF COPY TO THE EXISTING
POLE SIGN WITHOUT FIRST OBTAINING A PERMIT.

Complied:
47-22.3.R.
47-22.3.S

Officer Gottlieb explained that the owner had applied for a permit twice and had both times failed plans review.

Mr. Richard Foster, sign company representative, said the sign was to Code, but they must submit a landscape plan. He stated a new permit application had been submitted and requested 30 to 60 days.

Officer Gottlieb presented photos of the property and the case file and recommended ordering compliance with 47-22.9. within 42 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance with 47-22.9. within 42 days or a fine of \$100 per day.

Case: CE08041993

Request for extension

Bernard Cherisol
1544 Northeast 4 Avenue

Mr. McKelligett announced that this case was first heard on 11/20/08 to comply by 12/18/08 and 1/15/09. The property was not complied and fines had accrued to \$5,400.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said she had spoken with the owner, who had a permit to repair the parking area and was working on it. She stated she opposed any extension relating to the signs and decals, because this was easily remedied.

Mr. Bernard Cherisol, owner, anticipated work on the parking area would be complete within three weeks. Ms. Flynn stated no extension would be granted for the sign violation: 47-22.9.

Ms. Flynn granted a 35-day extension to 2/19/09 for 47-20.20.H., during which time no fines would accrue and granted no extension for 47-22.9. 18-27(a) was complied at the hearing.

Case: CE08092015

Alpar Enterprises Inc
3020 Southeast 6 Ave

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/16/08 and certified mail sent to the registered agent was accepted on 12/16/08.

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

47-20.10.A.

THERE ARE VEHICLES THAT ARE TANDEM PARKED 2-DEEP
THROUGHOUT THE PARKING AREA OF THIS PROPERTY.

47-34.1.A.1.

PROPERTY IS BEING USED AS A STORAGE YARD FOR VEHICLES
BEING REPAIRED AND FOR VEHICLES USING THE PARK AND RIDE
VALET SERVICE. THIS IS A NON-PERMITTED LAND USE IN THIS
B3 ZONED DISTRICT PER SEC 47-6.13.

Officer Eaton stated the business license inspector had informed him that the business license was for vehicle body shop and painting, but the business was a park-and-fly, offering short and long-term parking and storage. Officer Eaton presented photos of the property, the case file, a print out of the company web site and business card, and a copy of the business tax license.

Officer Eaton had presented his own information to Zoning regarding the park and fly use, and this had been denied as a change of use. Officer Eaton presented a copy of this denial from Zoning into evidence.

Officer Eaton described his inspections of the property, and the continued violations.

Officer Eaton recommended ordering compliance with 47-20.10.A. within 14 days or a fine of \$50 per day and with 47-34.1.A.1. within 35 days or a fine of \$100 per day.

Mr. Amado Legwillow, owner, said he had operated at this location for 20 years. He said his customers dropped their cars off for repair prior to flying or cruising. Officer Eaton said there were many vehicles parked in the lot. He explained that this citation was the result of a complaint from another business in the area.

Ms. Flynn stated it was obvious from the advertising that the owner was offering services other than those permitted by the business license.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.10.A. within 14 days or a fine of \$50 per day and with 47-34.1.A.1. within 35 days or a fine of \$100 per day.

Case: CE08100116

Sunrise-Oakland Park LLC
1720 East Sunrise Boulevard

Mr. McKelligett announced that this case was first heard on 11/6/08 to comply by 11/20/08. The property was not complied and the City was requesting imposition of a \$5,500 fine, which would continue to accrue until the property complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said she had spoken with the owner regarding the signs, but the signs had never been removed. She opposed any extension.

Mr. Mike Welch, local franchise owner, said he had immediately removed the signs when notified of the violations, but sales had dropped \$500 per day, so he instructed the restaurant manager to put some of the signs back up. Mr. Welch submitted photos of similar signs displayed by competing businesses. He explained that the signs he had replaced accounted for less than 15% of the total window space.

Mr. Welch requested leniency and said he would appeal to the City Commission to change the Code to allow businesses to use this type of sign.

Ms. Flynn confirmed she did not have the authority to do anything but enforce the existing Code.

Ms. Flynn imposed the \$5,500 fine, which would continue to accrue until the property complied.

Case: CE08072638

Joel Burns, 1/2 Interest
Janine M Cesare
1760 Riverland Road

Mr. McKelligett announced that this case was first heard on 11/20/08 to comply by 12/4/08. The property was not complied and the City was requesting imposition of a \$1,025 fine, which would continue to accrue until the property complied.

Mr. Joel Burns, owner, explained that this was a motor home, not a commercial bus. Mr. Burns said a neighbor he allowed to use his private road had called in the complaint. He explained that the bus started, but he was waiting for a part he had ordered.

Mr. Andre Cross, Code Enforcement Officer, confirmed Mr. Burns was awaiting a part. He said Mr. Burns would produce the vehicle registration, which indicated it was a mobile home, not a commercial bus.

Ms. Flynn granted a 35-day extension to 2/19/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08042186

Albert Sistrat
1700 Northwest 6 Avenue

Mr. McKelligett announced that this case was first heard on 9/4/08 to comply by 10/2/08 and 11/27/08. The property was not complied and the City was requesting imposition of a \$7,400 fine, which would continue to accrue until the property complied.

Mr. Todd Hull, Code Enforcement Officer, explained the owner was experiencing financial difficulties, and he would not object to this request for an extension.

Mr. Albert Sistrat, owner, agreed he would comply within 91 days.

Ms. Flynn granted a 91-day extension to 4/16/09, during which time no fines would accrue.

Case: CE08100246

1325 North Dixie LLC
1301 Northeast 7 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/31/08.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violation:
47-22.9.

THERE ARE SIGNS PAINTED ON, AND AFFIXED TO, THE
STRUCTURE OF THIS LIQUOR STORE FOR WHICH THERE
ARE NO PERMITS.

Complied:

47-22.3.S

Officer Gottlieb said the store manager had made an effort to remove some of the signs but three remained.

Mr. Mores Abdo, property manager, agreed to remove the other signs while he applied for a permit.

Officer Gottlieb presented photos of the property and the case file and recommended ordering compliance with 47-22.9. within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance with 47-22.9. within 42 days or a fine of \$50 per day.

Case: CE08050832

Request for extension

Premnath Ganaishlal
710 Northwest 5 Avenue

Mr. McKelligett announced that this case was first heard on 9/18/08 to comply by 11/13/08. The property was not complied and fines would begin to accrue on 1/16/09.

Mr. Alejandro DelRio, Code Enforcement Officer, said the owner had been working to pull a permit for the parking lot repairs.

Ms. Joy Ganaishlal, owner, reported the permit had been issued the previous day and the contractor's plan had been approved. She believed the work could be done in four weeks.

Ms. Flynn granted a 35-day extension to 2/19/09, during which time no fines would accrue.

Case: CE08060615

Victoria M Degarcia & German Duarte
4840 Northwest 9 Terrace

Mr. McKelligett announced that this case was first heard on 9/4/08 to comply by 10/2/08. The property was complied and the City was requesting imposition of a \$1,925 fine.

Mr. Sal Viscusi, Code Enforcement Officer, felt there might be a language barrier problem. He recommended imposing administrative costs of \$260.

Mr. Mario Sotolongo, Code Enforcement Officer, translated for the owners.

Mr. German Duarte, owner, said he had removed the debris. He explained that his vehicle was registered, but he had not installed the license plate. The other vehicle belonged to a cousin and was being removed. Mr. Duarte stated he was having financial problems and \$260 was a significant amount of money to him.

Ms. Flynn imposed no fine.

Case: CE08071318

Request for extension

Alnadi Inc
3306 West Broward Boulevard

Mr. McKelligett announced that this case was first heard on 10/2/08 to comply by 1/1/09. The property was not complied and fines had accrued to \$650.

Mr. Mohammed Hamadah, owner, said his first contractor had disappeared and he had filed a complaint against him. His new contractor had submitted plans and was in the middle of revisions.

Ms. Aretha Davis, Code Enforcement Officer, agreed Mr. Hamadah had been taken by the former contractor, and confirmed that the new permit application and plans were in the works. She did not object to the request for an extension.

Mr. Armando Bermudez, contractor, agreed to do the work within 42 days and promised not to abandon the job.

Ms. Flynn granted a 42-day extension to 2/26/08, during which time no fines would accrue.

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

Case: CE08062120

Natchez Resort 1997 Ltd
725 North Ft. Lauderdale Beach Boulevard

Mr. McKelligett announced that this case was first heard on 8/7/08 to comply by 11/6/08. The property was not complied and the City was requesting imposition of a \$1,725 fine, which would continue to accrue until the property complied.

Mr. Karl Lauridsen, Landscape Inspector, said he had an agreement with the owner to request an additional 30 days.

Mr. Lawrence Saks, owner, said they did have permits for the tree removal, and he agreed to plant replacement trees and ground cover. Mr. Saks said the City had suggested putting a parking lot on the property and he had contracted USA Parking. He

said this was a five-year project. Mr. Saks requested 90 days to replace the trees and ground cover.

Ms. Susan Holland, engineer, confirmed Mr. Saks intended to build the parking lot, and she believed construction would start in six months.

Inspector Lauridsen felt the trees and ground cover could be planted within 30 days. Ms. Flynn granted a 49-day extension to 3/5/09, during which time no fines would accrue.

Case: CE08062127

Natchez Resort 1997 Ltd
735 North Ft. Lauderdale Beach Boulevard

Mr. McKelligett announced that this case was first heard on 8/7/08 to comply by 11/6/08. The property was not complied and the City was requesting imposition of a \$1,725 fine, which would continue to accrue until the property complied.

Ms. Flynn granted a 49-day extension to 3/5/09, during which time no fines would accrue.

Case: CE08062130

Natchez Resort 1997 Ltd
734 Breakers Avenue

Mr. McKelligett announced that this case was first heard on 8/7/08 to comply by 11/6/08. The property was not complied and the City was requesting imposition of a \$1,725 fine, which would continue to accrue until the property complied.

Ms. Flynn granted a 49-day extension to 3/5/09, during which time no fines would accrue.

Case: CE08062132

Natchez Resort 1997 Ltd
3109 Vistamar Street

Mr. McKelligett announced that this case was first heard on 8/7/08 to comply by 11/6/08. The property was not complied and the City was requesting imposition of a \$1,725 fine, which would continue to accrue until the property complied.

Ms. Flynn granted a 49-day extension to 3/5/09, during which time no fines would accrue.

Case: CE08062133

Natchez Resort 1997 Ltd
3115 Vistamar Street

Mr. McKelligett announced that this case was first heard on 8/7/08 to comply by 11/6/08. The property was not complied and the City was requesting imposition of a \$1,725 fine, which would continue to accrue until the property complied.

Ms. Flynn granted a 49-day extension to 3/5/09, during which time no fines would accrue.

Case: CE08091567

W J & Helen L Dunsford
910 Northwest 47 Court

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

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violations:
9-281(b)

THERE ARE DERELICT/INOPERABLE VEHICLES PRESENT ON THIS PROPERTY. THEY ARE AS FOLLOWS:

- (A) BLUE CHEVY EL CAMINO WITH FLAT TIRES ON IT. BACK PORTION OF VEHICLE IS COVERED WITH A TARP, THE TAILGATE IS DOWN, AND REAR END IS BLOCKED WITH TRASH/RUBBISH/DEBRIS. UNABLE TO SEE IF THERE IS A VALID LICENSE PLATE ON THIS VEHICLE.
- (B) VEHICLE UNDER A TARP, UNKNOWN MAKE AND MODEL, WITH FLAT TIRES. THIS VEHICLE IS ALSO COVERED WITH MULTIPLE TARPS AND SURROUNDED BY TRASH/RUBBISH/DEBRIS. UNABLE TO SEE IF THERE IS A VALID TAG ON THIS VEHICLE.

9-304(b)

THERE ARE VEHICLES ON THIS PROPERTY THAT ARE PARKED ON GRASS COVERED SURFACES. THEY ARE AS FOLLOWS:

- (A) BLUE CHEVY EL CAMINO PARKED ON THE LEFT SIDE YARD.
- (B) VEHICLE UNDER A TARP, UNKNOWN MAKE AND MODEL, PARKED ON THE FRONT LAWN.

Complied:
BCZ 39-275(7)(a)

Officer Viscusi said he had spoken with Ms. Dunsford several times, but the property was not yet complied. He 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 El Camino and the Thunderbird, and with 9-304(b) within 14 days or a fine of \$25 per day.

Ms. Helen Dunsford, owner, described work done on the property, and presented the license tags for the vehicles. She explained that they had re-sodded the property but grass would not grow and she intended to use gravel instead. She explained that she had been injured and her husband had suffered a heart attack in December, and she had neglected to contact Officer Viscusi. Ms. Dunsford stated they intended to have a garage sale to raise money to cover the cost of the gravel.

Officer Viscusi said the parking area must be covered with gravel in order to keep the cars there. He agreed to reinspect the vehicles for valid registrations. Ms. Dunsford complained that the City sewer project had left broken asphalt and other debris on the edge of her property that prevented her from moving the cars.

Officer Viscusi recommended a Police Officer run the license tags to be sure they matched the vehicles on the Dunsford property. Ms. Flynn heard another case while waiting for the Police Officer to check.

Upon returning to the case, Officer Viscusi reported that Detective Maura had determined there were discrepancies regarding the tags.

Ms. Flynn found in favor of the City and ordered compliance with 9-281(b) within 14 days or a fine of \$100 per day with the right to tow the El Camino and the Thunderbird, and with 9-304(b) within 35 days or a fine of \$25 per day.

Case: CT08110602

Glenn Wright Construction & Development Inc
6540 Northeast 20 Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/16/08.

Violation:
24-11(d): Complied

Mr. Adam Feldman, Code Enforcement Officer, reported a Citation Violation Notice had informed the owner that he must pay a civil penalty or request an administrative hearing to appeal the citation within 15 days, but the owner had done neither, which constituted an admission of guilt per Section 11-19. Officer Feldman presented a copy of the affidavit of non-compliance and requested imposition of a civil penalty in the amount of \$200.

Ms. Flynn imposed the \$200 fine.

Case: CT08110603

Glenn Wright Construction & Development Inc
6540 Northeast 20 Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/16/08.

Violation:
24-11(d): Complied

Mr. Adam Feldman, Code Enforcement Officer, reported a Citation Violation Notice had informed the owner that he must pay a civil penalty or request an administrative hearing to appeal the citation within 15 days, but the owner had done neither, which constituted an admission of guilt per Section 11-19. Officer Feldman presented a copy of the affidavit of non-compliance and requested imposition of a civil penalty in the amount of \$200.

Ms. Flynn imposed the \$200 fine.

Case: CT08102128

Tozer Realty LLC
3075 East Commercial Boulevard

Violation:
47-22.9.

THERE IS A PLASTIC SIGN ABOVE THE DOORS AND DECAL SIGNAGE ON THE DOORS FOR WHICH THERE ARE NO PERMITS.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 8 weeks or a fine of \$50 per day.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 8 weeks or a fine of \$50 per day.

Case: CT08110417

Luise Buettner Estate
3110 Auramar Street

Mr. McKelligett announced that service was via posting on the property on 12/12/08 and at City Hall on 12/31/08.

9-281(b): Complied – Fine Not Paid

Mr. Mario Sotolongo, Code Enforcement Officer reported a Citation Violation Notice had informed the owner that he must pay a civil penalty or request an administrative hearing to appeal the citation within 15 days, but the owner had done neither, which constituted an admission of guilt per Section 11-19. Officer Sotolongo presented a copy of the affidavit of non-compliance and requested imposition of a civil penalty in the amount of \$150.

Ms. Flynn imposed the \$150 fine.

Case: CT08110420

Luise Buettner Estate
3110 Auramar Street

Mr. McKelligett announced that service was via posting on the property on 12/12/08 and at City Hall on 12/31/08.

Violation:
18-27(a)

THERE IS RUBBISH, TRASH, AND DEBRIS SCATTERED ALL
OVER THE PROPERTY AND OVERGROWTH OF GRASS, WEEDS,
AND PLANT LIFE.

Mr. Mario Sotolongo, Code Enforcement Officer, reported a Citation Violation Notice had informed the owner that he must pay a civil penalty or request an administrative hearing to appeal the citation within 15 days, but the owner had done neither, which constituted an admission of guilt per Section 11-19. Officer Sotolongo presented a copy of the affidavit of non-compliance and photos of the property, and recommended ordering compliance within 14 days or a fine of \$50 per day.

Officer Sotolongo said he had met the first lien holder on the property, who was in the process of cleaning it.

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

Case: CT08102018

Genevieve M Thies Estate
1772 Southwest 30 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/18/08.

18-27(a): Complied – Fine Not Paid

Ms. Barbara Urow, Code Enforcement Officer, reported a Citation Violation Notice had informed the owner that he must pay a civil penalty or request an administrative hearing to appeal the citation within 15 days, but the owner had done neither, which constituted an admission of guilt per Section 11-19. Officer Urow presented a copy of the affidavit of non-compliance and requested imposition of a civil penalty in the amount of \$200.

Ms. Flynn imposed the \$200.

Case: CT08102096

Bentley at Riverside Park LLC
C/O Carlton Marlowe Esq
623 Southwest 12 Ave

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/15/08 and certified mail sent to the registered agent was accepted on 12/15/08.

Violation:
18-27(a)

THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

Mr. Andre Cross, Code Enforcement Officer, reported a Citation Violation Notice had informed the owner that he must pay a civil penalty or request an administrative hearing to appeal the citation within 15 days, but the owner had done neither, which constituted an admission of guilt per Section 11-19. Officer Cross presented a copy of the affidavit of non-compliance and requested imposition of a civil penalty in the amount of \$200.

Ms. Flynn imposed the \$200 fine.

Case: CT08102100

Bentley at Riverside Park LLC
C/O Carlton Marlowe Esq
623 Southwest 12 Ave

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/15/08 and certified mail sent to the registered agent was accepted on 12/15/08.

Violation:
9-281(b)

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

Mr. Andre Cross, Code Enforcement Officer, reported a Citation Violation Notice had informed the owner that he must pay a civil penalty or request an administrative hearing to appeal the citation within 15 days, but the owner had done neither, which constituted

an admission of guilt per Section 11-19. Officer Cross presented a copy of the affidavit of non-compliance and photos of the property and recommended ordering compliance within 14 days or a fine of \$50 per day, with the right to clean the lot.

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

Case: CE08020204

Home Depot U S A Inc
C/O Property Tax Dept. #6372
1000 Northeast 4 Ave

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/16/08 and certified mail sent to the registered agent was accepted on 12/15/08.

Violation:
47-21.8.A.

REPLACEMENTS OF CODE REQUIRED LANDSCAPE MATERIALS.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 61 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 61 days or a fine of \$50 per day.

Case: CE08110074

John Dokimos
819 Northeast 14 Court

Mr. McKelligett announced that service was via posting on the property on 12/5/08 and at City Hall on 12/31/08.

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

THERE ARE OPEN AND BROKEN WINDOWS AND UNSECURED DOORS ON THE BUILDING THAT ALLOW UNAUTHORIZED ACCESS TO THE INTERIOR. THE CITY REQUESTS THE RIGHT TO BOARD AS THE BUILDING POSES A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.

Officer DelRio 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. Flynn 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: CE08110537

Washington Mutual Bank
701 Northeast 17 Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/15/08.

Mr. Alejandro DelRio, Code Enforcement Officer, testified to the following violation:
18-1.(a)

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

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

Case: CE08100315

Rosamene Cireus
524 Northwest 13 Avenue

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

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

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

Officer Feldman presented photos of the property and the case file and recommended ordering compliance within 28 days or a fine of \$50 per day. Later in the hearing, Officer Feldman requested a fine of \$100 per day.

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

Case: CE08081682

Jeff D, M and BD Weiss
2406 Northeast 32 Ave

Mr. McKelligett announced that service was via posting on the property on 12/19/08 and at City Hall on 12/31/08.

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violation:
47-19.2.II.4.a.

PORTABLE STORAGE UNIT HAS BEEN ON THE PROPERTY FOR
OVER FOURTEEN DAYS.

Officer Sotolongo had spoken with the tenant, who was keeping her belongings in the storage unit while her home across the street was rehabilitated after being damaged in Hurricane Wilma. The tenant anticipated receiving a Certificate of Occupancy for the home within three weeks. Officer Sotolongo 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: CE08102160

Glenn B Wright
433 Northeast 12 Avenue

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

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

OPENINGS AT THIS CONSTRUCTION SITE ARE SECURED BY
BOARDING BUT NO CURRENT AND VALID BOARDING
CERTIFICATE ISSUED BY THE CITY HAS BEEN OBTAINED.

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

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

Case: CE08080618

John & Rosa Bermudez
601 Southwest 22 Terrace

Mr. McKelligett announced that service was via posting on the property on 12/22/08 and at City Hall on 12/31/08.

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

18-27(a)

RUBBISH, TRASH, DEBRIS, AND LITTER ARE SCATTERED
ON THE PROPERTY.

47-21.8.A.

THE LANDSCAPING IS NOT MAINTAINED AS THERE IS DEAD
AND/OR DYING LANDSCAPING. THE LANDSCAPING IS NOT
MAINTAINED IN A NEAT AND ATTRACTIVE MANNER.

9-280(h)(1)

THERE ARE SECTIONS OF THE WOOD FENCE AND CHAIN
LINK FENCE THAT ARE IN DISREPAIR AS THEY ARE
MISSING SECTIONS AND LEANING AND/OR BENT SECTIONS.

Withdrawn:

9-281(b)

Officer Davis presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 47-21.8.A. and 9-280(h)(1) 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), 47-21.8.A. and 9-280(h)(1) within 14 days or a fine of \$25 per day, per violation.

Case: CE08092007

Greenpoint Mortgage Funding Inc
241 Florida Ave

Mr. McKelligett announced that certified mail sent to the owner was accepted [no date] and certified mail sent to the registered agent was accepted on 12/15/08.

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

9-328(b)

THE REQUIRED BOARD-UP PERMIT AND SUBSEQUENT
BOARD-UP CERTIFICATE HAVE NOT BEEN OBTAINED FOR THE
BOARDING OF THIS VACANT PROPERTY.

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

Case: CE08110437

Abena Morle
670 East Melrose Circle

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

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

THE PLUMBING IN THIS OCCUPIED PROPERTY IS NOT FUNCTIONING OR OPERATING IN A GOOD, SANITARY WORKING CONDITION AS IT IS NOT CURRENTLY PROPERLY CONNECTED TO CITY WATER AND SEWER. THE WATER AND SEWER ACCOUNT IS CURRENTLY INACTIVE AND THE WATER METER REMOVED.

Officer Davis presented photos of the property and the case file, including record of the water account history indicating illegal water consumption, 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: CE08090727

Deutsche Bank National Trust Company
1433 Northwest 8 Avenue

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

THE PARKING LOT IS NOT MAINTAINED ON THIS PROPERTY. THERE ARE AREAS WITH OIL/DIRT STAINS AND STRIPPING, FADING, AND WHEEL STOPS NOT SECURED.

9-280(b)

THERE ARE BUILDING PARTS ON THIS PROPERTY THAT ARE NOT BEING MAINTAINED INCLUDING, BUT NOT LIMITED TO, BROKEN GLASS ON FRONT WINDOW AND WINDOW AIR CONDITIONING NOT SECURED IN APT. 1433.

9-306

THE EXTERIOR OF STRUCTURE IS NOT MAINTAINED ON THIS PROPERTY. THERE ARE AREAS WITH DIRT STAINS, MISSING AND PEELING PAINT INCLUDING, BUT NOT LIMITED TO, SIDE/FRONT WALLS AND FRONT ENTRANCE DOORS.

Complied:

24-27(b)

9-280(g)

9-280(h)(1)

9-281(b)

Officer Quintero stated the bank had evicted the tenants and intended to bring the property into compliance. He presented photos of the property and the case file and

recommended ordering compliance with 47-20.20H., 9-280(b) and 9-306 within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.20H., 9-280(b) and 9-306 within 35 days or a fine of \$25 per day, per violation.

Case: CE08090763

Ricky D Lewis
1425 Northwest 8 Ave

Mr. McKelligett announced that service was via posting on the property on 12/19/08 and at City Hall on 12/31/08.

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

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

47-20.20.H.

THE PARKING LOT IS NOT MAINTAINED ON THIS RENTAL PROPERTY. THERE ARE OIL/DIRT STAINS, POTHOLES/ASPHALT CRACKS, AND WHEEL STOPS IN DISREPAIR.

9-280(h)(1)

THE CHAIN-LINK FENCE IS IN DISREPAIR. THERE ARE AREAS WITH RAILS UNSECURED AND CHAIN LINK NOT ATTACHED INCLUDING THE GATE AT THE NORTH APT.

9-306

THE EXTERIOR OF STRUCTURE IS NOT MAINTAINED ON THIS RENTAL PROPERTY INCLUDING, BUT NOT LIMITED TO, SECTIONS WITH DIRT/WATER STAINS, FRONT DOORS WITH PEELING/DIRT PAINT.

9-308(a)

THE ROOF ON THIS PROPERTY IS NOT MAINTAINED. THERE ARE AREAS IN FRONT AND SIDE OF THE ROOF DECK THAT HAVE MISSING/TORN ROOF SHINGLES.

Complied:

9-281(b)

9-313(a)

9-328(a)

Officer Quintero reported the property was in foreclosure and vacant. 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 \$25 per day and with 47-20.20.H., 9-280(h)(1) 9-306 and 9-308(a) within 35 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) within 14 days or a fine of \$25 per day and with 47-20.20.H., 9-280(h)(1) 9-306 and 9-308(a) within 35 days or a fine of \$25 per day, per violation.

Case: CE08090322

Lucienne Cassiere
1008 Avocado Isle

Mr. McKelligett announced that service was via posting on the property on 12/23/08 and at City Hall on 12/31/08.

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, GREEN
AND UNCIRCULATING, IS UNSANITARY AND POSES A THREAT
TO THE HEALTH AND SAFETY OF THE COMMUNITY. THERE
IS A TARP ON TOP OF THE POOL.

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

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

Case: CE08102311

Rose Flores
900 Guava Isle

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/13/08.

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

ACCESSORY USE IS NOT PERMITTED WITHOUT A PRINCIPAL
USE OF THE PROPERTY (I.E. NO BUILDING OR
STRUCTURE).

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 with the right to tow the boat trailers.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day with the right to tow the boat trailers.

Case: CE08091601

Williamson Properties Inc
628 Northeast 8 Avenue

Mr. McKelligett announced that service was via posting on the property on 12/16/08 and at City Hall on 12/31/08.

Mr. Thomas Clements, 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 Clements recommended ordering compliance within 77 days or a fine of \$500 per day, and recording the order.

Ms. Flynn found in favor of the City and ordered compliance within 77 days or a fine of \$500 per day and to record the order.

Case: CE08091638

Hillsdelt Investments LLC
217 Southeast 16 Ave

Mr. McKelligett announced that service was via posting on the property on 12/16/08 and at City Hall on 12/31/08.

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.

Complied:

NFPA 10 6.3.1

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply NFPA 101 31.3.4.5.1 within 77 days or a fine of \$500 per day, and to record the order.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance with NFPA 101 31.3.4.5.1 within 77 days, or a fine of \$500 per day, and to record the order.

Case: CE08101424

Coral Ridge LLC
4109 Northeast 21 Avenue

Mr. McKelligett announced that service was via posting on the property on 12/16/08 and at City Hall on 12/31/08.

Mr. Thomas Clements, 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 Clements recommended ordering compliance within 77 days or a fine of \$500 per day and recording the order.

Ms. Flynn found in favor of the City and ordered compliance within 77 days or a fine of \$500 per day and to record the order.

Case: CE08091364

Bien-Aime
1424 Northeast 56 Court

Mr. McKelligett announced that service was via posting on the property on 12/15/08 and at City Hall on 12/31/08.

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

THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND HAS 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 with the right to mow the property.

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

Case: CE08090857

Omery M Albengrin
1630 Northeast 63 Court

Mr. McKelligett announced that service was via posting on the property on 12/22/08 and at City Hall on 12/31/08.

Ms. Stephanie Bass, 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.

Complied:

18-27(a)

Officer Bass 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: CE08100138

Ted Miller Jr.

1600 Northeast 50 Court

Mr. McKelligett announced that service was via posting on the property on 12/15/08 and at City Hall on 12/31/08.

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

9-281(b)

THERE IS A TAN COACHMEN TRAILER PARKED AT THE DUPLEX WITH AN EXPIRED TAG: TAG NUMBER U52 9LB, EXPIRATION 04-08. THE CITY REQUESTS THE RIGHT TO TOW AS THE VEHICLE POSES A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.

Officer Bass 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 Coachman trailer.

Ms. Flynn 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 Coachman trailer.

Case: CE08111058

CITIBANK

217 Southwest 21 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/15/08.

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

THERE IS NO REQUIRED CITY WATER SERVICE TO THIS OCCUPIED PROPERTY.

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

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

Case: CE08101205

Leonard Cecere
2308 Southeast 4 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/17/08.

Mr. Dick Eaton, Code Enforcement Officer, testified to the following violation:
47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF CONSTRUCTION ITEMS ON THIS PROPERTY PER ULDR TABLE 47-5.60. THIS IS UNPERMITTED LAND USE AT THIS RO ZONED DISTRICT.

Officer Eaton presented photos of the property and the case file and recommended ordering compliance within 21 days or a fine of \$50 per day.

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

Case: CE08101005

Danny Lee
215 Southwest 17 Street

Mr. McKelligett announced that service was via posting on the property on 12/31/08 and at City Hall on 12/31/08.

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

THERE IS A WINDOW AND DOOR ON THIS PROPERTY THAT IS IN DISREPAIR WITH BOARDS OVER THEM.

Complied:

18-27(a)
47-20.20.H
Withdrawn:
47-19.9

Officer Eaton presented photos of the property and the case file and recommended ordering compliance with 9-280(b) within 21 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(b) within 21 days or a fine of \$25 per day.

Case: CE08100697

Primary Investments LLC
2580 Southwest 30 Avenue

Mr. McKelligett announced that service was via posting on the property on 12/8/08 and at City Hall on 12/31/08.

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

THE LAWN HAS BECOME OVERGROWN AT THIS VACANT LOT
(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 \$50 per day with the right to mow the property.

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

Case: CE08100698

Primary Investments LLC
2590 Southwest 30 Ave

Mr. McKelligett announced that service was via posting on the property on 12/8/08 and at City Hall on 12/31/08.

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

THE LAWN AT THIS VACANT LOT 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 \$50 per day with the right to mow the property.

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

Case: CE08100673

JV Development Group Inc
1945 Southwest 5 Place

Mr. McKelligett announced that service was via posting on the property on 12/8/08 and at City Hall on 12/31/08.

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

THERE IS TRASH, RUBBISH, AND DEBRIS ON THE PROPERTY
INCLUDING, BUT NOT LIMITED TO, OLD FURNITURE.

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

Case: CE08092337

J Arnold Mittelman
6001 Northwest 9 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/23/08.

Violation:
9-281(b)

THERE ARE 2 DERELICT/INOPERABLE VEHICLES PRESENT
ON THIS PROPERTY. THE VEHICLES IN QUESTION ARE A
LARGE BLACK FREIGHTLINER TRACTOR AND TRAILER WITH
EXPIRED FL TAG ON THE TRACTOR Y28-28A 01/08 AND
EXPIRED MAINE TAG A9411499 01/08 ON THE TRAILER.

Complied:

18-27(a)
47-19.9
47-20.20.E.
47-20.20.G.
47-20.20.H.
47-22.3.C.
47-22.3.S

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 9-281(b) within 35 days or a fine of \$100 per day with the right to tow the trailer.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance with 9-281(b) within 35 days or a fine of \$100 per day with the right to tow the trailer.

Case: CE08100547

Anthony X Merino
3130 Southwest 17 Street

Mr. McKelligett announced that service was via posting on the property on 12/23/08 and at City Hall on 12/31/08.

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

THERE ARE WINDOWS AND DOORS ON THIS PROPERTY THAT
HAVE BEEN BOARDED WITHOUT OBTAINING THE REQUIRED
BOARD-UP CERTIFICATE.

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

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

Case: CE08092091

Dirk Rahim
3811 Southwest 12 Court

Mr. McKelligett announced that service was via posting on the property on 12/23/08 and at City Hall on 12/31/08.

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, YARD WASTE,
REFRIGERATOR, AUTO PARTS, CLOTHES, METAL, WOOD
PLANKS, BABY CRIB, AND UNMAINTAINED BUSHES AND
SHRUBS.

Complied:
24-27(b)

Officer Campbell reported there was a lis pendens filed against the property. 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.

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: CE08100872

Emilio Bozan Leyva
1930 Southwest 36 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/15/08.

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

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

18-27(a)

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

Officer Campbell reported there was a lis pendens filed against the property. He presented photos of the property and the case file and recommended ordering compliance with 18-1 within 14 days or a fine of \$200 per day and 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 18-1 within 14 days or a fine of \$200 per day and with 18-27(a) within 14 days or a fine of \$50 per day.

Case: CE08082078

A. Ponte; P. D'Ambrosio; A. Vitale; M.J. Santo; J.P. Virzi & H. Tamily
2120 East Oakland Park Boulevard

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/17/08.

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

THERE ARE VEHICLES AND OTHER EQUIPMENT BEING STORED IN THE PARKING LOT. STORAGE IS NOT

PERMITTED IN PARKING FACILITIES.

47-22.6.F.

THERE IS A POLE SIGN IN DISREPAIR ON THE PROPERTY.
THE FACING OF THE SIGN IS MISSING AND THE METAL
IS RUSTED AND MISSING PAINT.

47-22.9.

THERE ARE SIGNS ON THE STRUCTURE AND WINDOWS FOR
WHICH THERE ARE NO PERMITS. THERE HAS BEEN A
CHANGE OF COPY TO AN EXISTING FREE STANDING SIGN
WITHOUT FIRST OBTAINING A PERMIT.

9-280(b)

THERE ARE ROTTING AND RUSTED PARTS OF THE ROOF
ELEMENTS AND FASCIA ON BOTH STRUCTURES ON THIS
PROPERTY.

9-280(g)

THERE IS A LIGHT POLE ON THE PROPERTY THAT IS
LEANING OVER AND PRESENTS A HAZARD.

9-281(b)

THERE ARE SEVERAL DIFFERENT UNLICENSED OR
INOPERABLE VEHICLES ON THE PROPERTY AT ALL TIMES.

9-306

THE EXTERIOR OF THE MAIN BUILDING, AS WELL AS THE
CARPORT STRUCTURE, IS NOT BEING MAINTAINED. THERE
IS DIRTY, PEELING, CHIPPING AND MISSING PAINT,
RUST, AND HOLES.

Withdrawn:

47-19.9.

Officer Gottlieb stated she had met with the business owner twice, and he had made a small attempt to comply the violations. She presented photos of the property and the case file and recommended ordering compliance with 47-20.20.G. within 14 days or a fine of \$50 per day; with 47-22.6.F., 47-22.9., 9-280(b), 9-280(g) and 9-306 within 35 days or a fine of \$50 per day, per violation and with 9-281(b) within 14 days or a fine of \$100 per day with the right to tow the vehicles.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.20.G. within 14 days or a fine of \$50 per day; with 47-22.6.F., 47-22.9., 9-280(b), 9-280(g) and 9-306 within 35 days or a fine of \$50 per day, per violation and with 9-281(b) within 14 days or a fine of \$100 per day with the right to tow the vehicles.

Case: CE08042475

Ronald Thomas Spann Revocable Living Trust
533 Northeast 15 Street

Mr. McKelligett announced that service was via posting on the property on 12/10/08 and at City Hall on 12/31/08.

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

A WINDOW HAS BEEN REPLACED ON THE STRUCTURE AND HAS NOT BEEN FINISHED IN A MANNER THAT IS STRUCTURALLY SOUND, WEATHERPROOF, AND WATERTIGHT.

9-306

THE EXTERIOR OF THE STRUCTURE IS NOT BEING MAINTAINED. THERE IS ROTTED AND MISSING WOOD, SOFFIT AND FASCIA, ALLOWING FOR EXPOSURE TO THE ELEMENTS AND ENTRY OF RODENTS.

Officer Gottlieb 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: CE08060659

Jacob Condell
1135 Northwest 18 Avenue

Mr. McKelligett announced that personal service was made to the owner on 12/19/08.

Ms. 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 AND SHRUBBERY ON THIS PROPERTY AND/OR SWALE HAVE BECOME OVERGROWN.

Complied:

47-19.9

9-280(b)

9-280(h)(1)

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.

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

Case: CE08100499

Dustin Pisani
1527 Northwest 14 Street

Mr. McKelligett announced that service was via posting on the property on 12/19/08 and at City Hall on 12/31/08.

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 stated the mortgage company had contacted her and promised to board the property. She presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine of \$100 per day with the right to board the property.

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

Case: CE08110668

John W Walker
1516 Northwest 10 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/23/08.

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 14 days or a fine of \$100 per day with the right to board the property.

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

Case: CE08090485

George Hoover
1333 Northwest 7 Terrace

Mr. McKelligett announced that service was via posting on the property on 12/29/08 and at City Hall on 12/31/08.

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

THIS PROPERTY HAS RUBBISH AND DEBRIS CONSISTING OF
OLD APPLIANCES, TIRES, ETC., AROUND THE NORTH SIDE OF
HOUSE.

Officer Hull 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: CE08091397

Calvin Brooks

2571 Northwest 18 Court

Mr. McKelligett announced that service was via posting on the property on 12/29/08 and at City Hall on 12/31/08.

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

THERE ARE MULTIPLE VEHICLES AND TRAILERS BEING
PARKED ON THE GRASS OF THIS PROPERTY.

Complied:

18-27(a)

47-34.1.A.1.

Officer Hull presented photos of the property and the case file and recommended ordering compliance with 9-304(b) within 14 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) within 14 days or a fine of \$25 per day.

Case: CE08100026

National City Mortgage Co

1028 Northeast 3 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/2/09.

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

THIS PROPERTY HAS BEEN BOARDED WITHOUT THE
REQUIRED BOARDING CERTIFICATE.

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

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

Case: CE08100131

Ricky Lewis
1416 Northwest 8 Ave

Mr. McKelligett announced that service was via posting on the property on 12/12/08 and at City Hall on 12/31/08.

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

THE BUILDING ON THIS PROPERTY IS VACANT WITH
BROKEN OR MISSING DOORS, WINDOWS, OR OTHER
OPENINGS ALLOWING UNAUTHORIZED ACCESS TO THE
INTERIOR. THE CITY REQUESTS THE RIGHT TO BOARD-UP
THE BUILDING AS IT POSES 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 14 days or a fine of \$100 per day with the right to board the building.

Ms. Flynn 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: CE08100915

Lynn Delano
1307 North Andrews Avenue

Mr. McKelligett announced that service was via posting on the property on 12/30/08 and at City Hall on 12/31/08.

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

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

9-313(a)

ADDRESS NUMBERS ARE NOT VISIBLE OR DISPLAYED ON
THIS PROPERTY.

Complied:

9-328(a)

Officer Hull presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$25 per day, with the right to mow the property, and with 9-313(a) within 14 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$25 per day, with the right to mow the property, and with 9-313(a) within 14 days or a fine of \$25 per day.

Case: CE08061844

James Swinton
3730 Southwest 1 Street

Mr. McKelligett announced that service was via posting on the property on 12/17/08 and at City Hall on 12/31/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements recommended ordering compliance within 49 days or a fine of \$500 per day and recording the order.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$500 per day and to record the order.

Case: CE08061877

Brian & Gerald J Quinn
733 Southwest 13 Avenue # 4

Mr. McKelligett announced that service was via posting on the property on 12/17/08 and at City Hall on 12/31/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements believed the property was about to be foreclosed upon. He recommended ordering compliance within 49 days or a fine of \$500 per day and recording the order.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$500 per day and to record the order.

Case: CE08110002

Le Cotillion Co-Op

2800 Northeast 14 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/17/08.

Violations:

NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT INSTALLED.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 49 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 49 days or a fine of \$500 per day.

Case: CE08110005

Jeff Paperman

716 Northeast 7 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/15/08.

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 21 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 21 days or a fine of \$500 per day.

Case: CE08120390

William F & Marilyn R Vowinckel

5501 Northeast 25 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/22/08.

Mr. Thomas Clements, 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.

Inspector Clements reported the work was done but had failed inspections. He recommended ordering compliance within 77 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City and ordered compliance within 77 days or a fine of \$500 per day.

Case: CE08120521

Coral Ridge CC Villas N LLC
4807 Northeast 21 Avenue

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 77 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 77 days or a fine of \$500 per day.

Case: CE08120391

Coral Ridge CC Villas N LLC
4813 Northeast 21 Avenue

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 77 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 77 days or a fine of \$500 per day.

Case: CE08120608

Stonehenge Properties Inc
2005 South Miami Road

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/16/08 and certified mail sent to the registered agent was accepted on 12/16/08.

Violation:

NFPA 1:13.6.6.8.3.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12 MONTHS.

NFPA 1:1.7.5.2

NFPA 1:11.5.4

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply NFPA 1:13.6.6.8.3.1 within 21 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance with NFPA 1:13.6.6.8.3.1 within 21 days or a fine of \$500 per day.

Case: CE08120612

Sumit Gaddh

718 Southeast 13 Street

Violations:

NFPA 1:11.5.4

THE CLOTHES DRYER VENT IS NOT CONNECTED TO A VENT DISCHARGING TO THE OUTSIDE OF THE STRUCTURE.

NFPA 1:13.6.6.8.3.1 OUT

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12 MONTHS.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 21 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day, per violation.

Case: CE08120682

Indymac Bank

1429 Southwest 9 Street # 06

Mr. McKelligett announced that certified mail sent to the owner was accepted on 12/16/08.

Mr. Thomas Clements, 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.

Officer Clements recommended ordering compliance within 49 days or a fine of \$500 per day, and recording the order.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$500 per day, and to record the order.

Case: CE08120946

Forge Realty Corp
619 Breakers Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/2/09.

Mr. Thomas Clements, Fire Inspector, testified to the following 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.

NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT INSTALLED.

NFPA 1:1.12.1

WORK TO BE DONE WITH A PERMIT.

Inspector Clements recommended ordering compliance within 77 days or a fine of \$500 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 77 days or a fine of \$500 per day, per violation.

Case: CE08080851

Lehman Capital
GMAC Mortgage LLC
516 Northwest 21 Terrace

Mr. McKelligett announced that this case was first heard on 10/16/08 to comply by 11/20/08. The property was not complied and the City was requesting imposition of an \$8,250 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$8,250 fine, which would continue to accrue until the property complied.

Case: CE08072163

Michael E & Christina A Kimling
3000 Northeast 39 Street

Mr. McKelligett announced that this case was first heard on 11/20/08 to comply by 11/30/08. The property was not complied and the City was requesting imposition of a \$6,750 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$6,750 fine, which would continue to accrue until the property complied.

Case: CE08091599

Victoria Park Condo LLC
615 Northeast 9 Avenue

Mr. McKelligett announced that this case was first heard on 11/6/08 to comply by 11/20/08. The property was not complied and the City was requesting imposition of a \$13,750 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$13,750 fine, which would continue to accrue until the property complied.

Case: CE04121314

St. James Lodge #83 INC
670 Northwest 22 Road

Mr. McKelligett announced this was a request to vacate the order dated 8/4/05.

Ms. Flynn vacated the order dated 8/4/05.

Case: CE08030001

Michael & Nancy Green
2610 Center Avenue

Mr. McKelligett announced that this case was first heard on 7/17/08 to comply by 9/11/08. The property was complied and the City was requesting that no fines be imposed [reduced from \$150].

Ms. Flynn imposed no fine.

Case: CE08090128

Cesar Parra
1511 Northeast 6 Court

Mr. McKelligett announced that this case was first heard on 11/6/08 to comply by 11/20/08. The property was complied and the City was recommending no fine be imposed [reduced from \$125].

Ms. Flynn imposed no fine.

Case: CE08091119

Gold Coast Construction & Property Management
1326 Southwest 22 Terrace

Mr. McKelligett announced that this case was first heard on 11/20/08 to comply by 12/4/08. The property was complied and the City was requesting imposition of a \$1,550 fine.

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

Case: CE08081869

Ron Smith
2761 Northwest 24 Street

Mr. McKelligett announced that this case was first heard on 11/6/08 to comply by 12/4/08. The property was not complied and the City was requesting imposition of a \$1,025 fine, which would continue to accrue until the property complied.

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

Case: CE06020579

Brian D & Clare Murphy
4860 Northwest 10 Avenue

Mr. McKelligett announced that this case was first heard on 7/19/07 to comply by 10/18/07. The property was not complied and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$2,050 fine, which would continue to accrue until the property complied.

Case: CE08051897

Jason & Linda Seymour
1116 Northeast 5 Terrace

Mr. McKelligett announced that this case was first heard on 10/16/08 to comply by 11/13/08. The property was not complied and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$3,100 fine, which would continue to accrue until the property complied.

Case: CE08072322

F & Linda Antimucci & Gianpiero Daverio
3001 East Commercial Boulevard

Mr. McKelligett announced that this case was first heard on 11/6/08 to comply by 11/27/08. The property was not complied and the City was requesting imposition of a \$4,800 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$4,800 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:

CT08110466	CT08111320	CT08110226	CE08110973
CE08110949	CE08071671	CE08092164	CE08101703
CE08120626	CE08101279	CE08080912	CE08100814
CE08100321	CE08090597	CE08092339	CE08111362
CE08111364	CE08090776	CE08050746	CE08092118
CE08080793	CE08100479	CE08120079	CE08081747
CE08081873	CE08090911	CE08100092	CE08110315
CE08120147	CE08111297	CE08082000	CE08091636
CE08092098	CE08102042	CE08110205	CE08111207
CE08091726	CE08102482	CE08110006	CE08120337
CE08120388	CE08120520	CE08120614	CE08120660
CE08120664	CE08120667	CE08120666	CE08120672
CE08120932	CE07020750		

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:

CT08102270	CT08102215	CT08110350	CT08102011
CT08101972	CT08102101	CT08102193	CT08102196
CT08110258	CT08101387	CT08101782	CT08102182
CT08102185	CE08100259	CE08100459	CE08081963
CE08102136	CE08120331	CE08120729	CE08100691
CE08100929	CE08111432	CE08082174	CE08091334

CE08092099 CE08042308 CE08120178 CE08120389
CE08120933

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:

CE08090797 CE08120116 CE08120117 CE08120135
CE08120152 CE08120936 CE08061025

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:

CT08110055 CE08080326 CE08101431

Cases Closed

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

CE08091574

Cases to be Scheduled for Hearing to Impose Fines

CE08081860

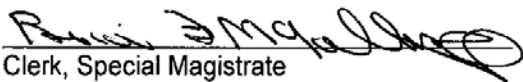
Bulk Trash Hearing

CE08080331: Case not heard as property owner did not appear.

There being no further business, the hearing was adjourned at **12:49** p.m.


Special Magistrate

ATTEST:


Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services