

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
MEAH ROTHMAN TELL PRESIDING
FEBRUARY 5, 2009
9:00 A.M. – 3:15 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
Lin Bradley, Code Enforcement Supervisor
Peggy Burks, Code Enforcement Supervisor
Skip Margerum, Code Enforcement Supervisor
Ginger Wald, Assistant City Attorney
Tammy Arana, Fire Inspector
Stephanie Bass, Code Enforcement Officer
Mark Campbell, Code Enforcement Officer
Leonard Champagne, Code Enforcement Officer
Thomas Clements, Fire Inspector
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
Ursula Thime, Code Enforcement Officer
Barbara Urow, Code Enforcement Officer,
Salvatore Viscusi, Code Enforcement Officer

Respondents and Witnesses

CE08051149; CE08051151; CE08051153: Paul Hugo, owner's representative
CT08110599: Nelson Ponce, owner's son
CE08081120: Josef Hirzinger, owner
CE08092172: Harry Stalder, tenant/property manger
CE08091602: Richard Hughes, owner
CE08091911: Jean Novius, owner

CE08072215: Richard Casale, owner
CE08051789; CE08061024: Goran Dragoslavic, owner; Guy Strepak, attorney
CE08051478: Ann McNutt, attorney/secretary; Jerome Teppis, attorney
CE08051932: Judette Richardson, owner; Fritzbert Richardson, owner
CE08090958: Adi Cohen, owner
CT08120059: Stephanie Toothaker, attorney
CE08071281: Jacques Pierre, owner
CE08061240: Salomon Susi, owner
CE08061134: Steven Tschupp, lessee
CE08040335: Mark Lauro, owner
CE08101556: Phillip Carhart, Jr., tenant
CE06092002: Susan Pedersen, owner
CE08121386: Daniel Tordella, attorney
CE08111221: Russell Parkes, owner's representative
CE08042005: Donald Rosenthal, owner's agent
CE08121051; CE08121055; CE08121057; CE08121059; CE08121060; CE08121063;
CE08121065; CE08121066: Charles Connett, board member; Larry Anglin, contractor
CE08052113; 08041380: Mohammed Markatia, owner
CE08081947: Stephan Loiseau, owner's representative
CE08081242: Dinna Kawass Toth, attorney
CT08110941: Juliya Sidorevskaya, listing agent
CE09010641: Predrag Knezevic, Power of attorney
CT08120356: Robert Feustel, owner's representative; Ronald Harding, tenant
CE07031377: Rose Bowman, owner; Jairo Aragon, realtor; Humberto DellaTorre,
contractor; William Rojas, contractor
CE08060113: Aaron Smith, owner's son

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.

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

Case: CE08051789

800 Northwest 11 Avenue LLC
800 Northwest 11 Avenue

This case was first heard on 9/4/08 to comply by 9/18 and 10/2/08. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,225 fine [reduced from \$2,450].

Ms. Ingrid Gottlieb, Code Enforcement Officer, requested a \$1,225 fine be imposed. She said she had made several trips top the property before it was complied.

Mr. Goran Dragoslavic, owner, said he visited the property every day to maintain compliance and had maintenance personnel cleaning the property five days per week. One of the tenants also helped to keep the property clean. Mr. Dragoslavic said he was currently losing money on the properties and requested a further reduction of the fines. Officer Gottlieb agreed this was a high-maintenance property, and stated she had inspected the property nine times. Based upon the inspection schedule, Officer Gottlieb calculated \$650 in administrative costs.

Ms. Tell imposed a \$650 fine.

Case: CE08061024

Max LLC
829 Northwest 10 Terrace

This case was first heard on 11/6/08 to comply by 12/4/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$650 fine.

Officer Gottlieb confirmed that Mr. Dragoslavic had not requested an extension in time to avoid the fine accruing.

Mr. Dragoslavic described work done pursuant to Officer Gottlieb's instructions. He presented a log of interactions he had with City employees regarding the violations. Ms. Tell advised him to submit a written request for an extension to avoid fines accruing if his properties were cited in the future. Mr. Dragoslavic stated he was "not happy" with how Officer Gottlieb had treated him, and said he had always gotten along with other inspectors and supervisors.

Officer Gottlieb showed Ms. Tell a photo of the property taken on the day it should have been complied. Ms. Tell read from Officer Gottlieb's log indicating the fines would begin to run after December 5. Mr. Dragoslavic said he believed if he did what Officer Gottlieb asked, the fines would not run.

Ms. Tell imposed no fine.

Case: CE08061025

Max LLC
833 Northwest 10 Terrace

This case was first heard on 11/6/08 to comply by 12/4/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$650 fine.

Ms. Tell imposed no fine.

Case: CT08120059

1007 Northwest 8th Avenue LLC
1011 Northwest 8 Ave

Service was via posting on the property on 1/20/09 and at City Hall on 1/22/09.

Violation:

47-22.3.C.

THERE ARE BANNER SIGNS BEING DISPLAYED ON THE
PROPERTY.

Ms. Stephanie Toothaker, attorney, confirmed the City had a stipulated agreement with the owner to comply within 14 days or a fine of \$100 per day.

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

Case: CE08091911

Jean Claude & Josette Novius
711 East Melrose Circle

Certified mail sent to the owner was accepted on 1/14/09.

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

18-27(a)

RUBBISH, TRASH, AND DEBRIS SCATTERED OVER REAR AND
SIDE YARDS OF THIS VACANT PROPERTY.

9-280(b)

THERE ARE WINDOWS, DOORS, AND OTHER STRUCTURAL
PARTS DAMAGED BY FIRE IN NEED OF REPAIR OR
REPLACEMENT.

9-328(a)

THERE ARE DAMAGED AND MISSING WINDOWS AND DOORS ON
THE REAR AND SIDE ALLOWING ACCESS TO THE INTERIOR
OF THIS VACANT PROPERTY.

Officer Davis said she had met with Mr. Novius, who promised to address the violations on several occasions, but never had.

Mr. Jean Novius, owner, said he had been waiting for an insurance settlement to pay for the cost of repairs at the property. He said the roof permit had been pulled and some work had been done. Officer Davis said the roof application had been submitted by the contractor but no permit had been issued yet. She stated the roof was not something for which Mr. Novius had been cited.

Mr. Novius requested 30 days to remove the trash and the dumpster. Ms. Tell wanted him to attend the March 19 hearing to provide a progress report. By that time she wanted the rubbish removed. Mr. Novius said the Bank of America had the insurance money and would allow his roofing contractor to draw on the funds.

Inspector Davis presented photos of the property and the case file and recommended ordering compliance with 9-328(a) within 10 days or a fine of \$100 per day, with the right to board the property and with 18-27(a) and 9-280(b) within 42 days or a fine of \$50 per day, per violation. Mr. Novius claimed he had boarded the property the previous evening.

Ms. Tell found in favor of the City and ordered compliance with 9-328(a) within 10 days or a fine of \$100 per day, with the right to board the property and with 18-27(a) and 9-280(b) within 42 days, by March 19, 2009, or a fine of \$50 per day, per violation, and ordered Mr. Novius to reappear at the March 19, 2009 hearing.

Case: CE07031377

Ordered to reappear from 12/4/08

Bowman Commercial Properties LLC
1608 Southwest 3 Avenue

This case was first heard on 6/7/07 to comply by 8/2/07. Violations and extensions were as noted in the agenda. The property was not complied, and 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, reminded Ms. Tell that this case had gone on for some time, and added that progress had been made at the property.

Mr. Humberto DellaTorre, contractor, said he had been unable to finish the job because Ms. Bowman refused to sign the change orders. He said he could finish the job in 20 days if Ms. Bowman would sign them.

Ms. Rose Bowman, owner, said Mr. DellaTorre spent more time sending her invoices than working. She said Mr. Rojas wanted to finish the job but Mr. DellaTorre did not, unless he got more money. She said she wanted him to sign a letter promising to finish the job, but he would not.

Ms. Ursula Thime, Code Enforcement Officer, translated for Mr. Rojas.

Mr. William Rojas, contractor, said he did not want to sign the letter from Ms. Bowman, because she requested things that were not included in the contract. Ms. Tell asked Mr. Eaton to confirm which items listed in the letter must be finished for the property to comply.

Ms. Wald stated Mr. Eaton could not advise the owner or contractor regarding the letter and/or the contract. She reminded Ms. Tell that Officer Eaton had provided a list of violations and what must be done to comply, and this could be requested and supplied again to any party.

Officer Eaton confirmed for Ms. Tell that 9-280(b) and 9-306 were still not complied at all. He added that the case did not concern the interior of the building. Officer Eaton said the case had gone on long enough and the City was not concerned with the civil issues. He recommended imposition of the fines.

Mr. Jairo Aragon, realtor, said he had not witnessed much work occurring at the property. He said the windows were not "closed." Mr. DellaTorre explained that he had closed the windows pursuant to the Building Official's directions, and he had informed Ms. Bowman about this. She now wanted the windows reopened, which would require a new permit and installation of shutters, which would cost additional money.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, read the corrective actions required at the property, which included repair or replacement of all damaged doors and windows. Ms. Tell noted there was a discrepancy between the citation and the Building Official's directions. Officer Eaton said he would accept the direction of the Building Official to close the windows up. Ms. Wald stated if the Building Official signed off on the doors and windows, this would partially comply Section 9-280(b). That section could not be complied by Officer Eaton until the roof was finished.

Ms. Tell instructed Ms. Bowman to complete the roof to comply. Ms. Bowman insisted that the work for which she had already paid was not being done. She said Mr. DellaTorre had been "very aggressive" with her. Ms. Bowman presented her own photos of the property into evidence. Mr. DellaTorre said Ms. Bowman had made successive offers to pay him up to half the actual cost of the work, but her last offer included work not in their contract.

Ms. Tell stated she would set an extension date, by which time Ms. Bowman should either settle with Mr. DellaTorre so he could complete the work, or find someone else to do it.

Officer Eaton reiterated that the City had allowed "reasonable time" to comply on nine occasions, and wondered when "reasonable time" would end. Officer Eaton presented photos of the property into evidence.

Ms. Tell granted a 42-day extension to 3/19/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE09010641
Specialty Restaurants Corp
5901 Northwest 24 Way

Certified mail sent to the owner was accepted on 1/16/09 and certified mail sent to the registered agent was accepted on 1/16/09.

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

9-280(b)

THERE ARE NUMEROUS BROKEN WINDOWS AND BROKEN DOOR WINDOWS ON THIS VACANT/UNOCCUPIED BUILDING ON THIS PROPERTY.

9-328(a)

THE BUILDING ON THIS PROPERTY IS UNOCCUPIED/VACANT. THERE ARE DOORS, WINDOWS, OR OTHER OPENINGS THAT ARE BROKEN OR MISSING SO AS TO ALLOW UNAUTHORIZED ACCESS TO THE INTERIOR OF THE BUILDING.

Officer Viscusi explained that this was Fort Lauderdale Executive airport property, and the terms of the lease required Specialty Restaurants to maintain the property. He said the lessee had hired a contractor, who was prepared to do the work. Officer Viscusi presented photos of the property and the case file and recommended ordering compliance within 4 weeks, or a fine of \$250 per day, per violation.

Mr. Predrag Knezevic, Power of attorney, agreed to comply the violations within 4 weeks.

Ms. Tell found in favor of the City and ordered compliance within 4 weeks, or a fine of \$250 per day, per violation.

Case: CE08080958

Adi Cohen

1005 Northeast 17 Court

This case was first heard on 11/20/08 to comply by 12/18/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,350 fine.

Mr. Adi Cohen, owner, said he was confused about which inspector he should contact, since two were involved with his case.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said there was confusion because there was another case through another inspector. She estimated \$260 in administrative costs would be fair. Mr. Cohen described the costs for work done at the property.

Ms. Tell imposed a \$225 fine.

The following seven cases at the same address were heard together:

Case: CE08121051

Sandra Ann Eno & David J May
2771 Northeast 15 Street # 1

Certified mail sent to the owner 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.

Inspector Arana said the work had been completed and the permit was issued, and recommended 35 days for the work to pass inspections, or a fine of \$50 per day.

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

Case: CE08121057

Charles T & Jennifer Muller Connett
2771 Northeast 15 Street # 3

Certified mail sent to the owner was accepted [no date].

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.

Mr. Charles Connett, owner, agreed to comply within 35 days.

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

Case: CE08121059

Robert W Carlson &
Myrna E Cianchini
2771 Northeast 15 Street # 4

Certified mail sent to the owner was accepted [no date].

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.

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

Case: CE08121060

David J & Karen M Pfeiffer
2771 Northeast 15 Street # 5

Certified mail sent to the owner was accepted on 1/9/09.

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.

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

Case: CE08121063

Julia Q Elliott Shepley
2771 Northeast 15 Street # 6

Certified mail sent to the owner was accepted [no date].

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.

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

Case: CE08121065

Mary Ann Hall
2771 Northeast 15 Street # 7

Certified mail sent to the owner was accepted [no date].

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.

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

Case: CE08121066

Barbara Demark
2771 Northeast 15 Street # 8

Certified mail sent to the owner was accepted [no date].

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.

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

Case: CT08121109

Michael & Grace Chase
3730 West Broward Boulevard

Certified mail sent to the owner was accepted on 1/13/09.

Violation:

47-22.9.

THERE IS A BANNER SIGN BEING DISPLAYED ON THE BUILDING, AND ANOTHER SIGN IN FRONT OF THE PROPERTY, FOR WHICH THERE ARE NO PERMITS.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 14 days or a fine of \$50 per day.

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

Case: CE08042005

La Segunda Realty Corp
2758 Davie Boulevard

Certified mail sent to the owner was accepted [no date] and certified mail sent to the registered agent was accepted on 1/14/09.

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

18-27(a)

THE LANDSCAPE IS NOT MAINTAINED, THERE ARE AREAS OF OVERGROWN LAWN NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO THE OVERGROWN GRASS AND WEEDS IN THE PLANTERS.

47-20.20.H.

THE PARKING AREA OF THIS SHOPPING PLAZA IS IN DISREPAIR WITH POT HOLES, INCLUDING BUT NOT LIMITED TO THE PARKING AREA NEEDS TO BE RESEALED AND IS IN NEED OF NEW PARKING STRIPES.

47-21.8.

IN THE PLANTERS THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, WHICH ARE NOT BEING MAINTAINED.

47-22.6.F.

THERE ARE SIGNS ON THIS PROPERTY THAT ARE IN DISREPAIR WITH EXPOSED WIRING. THE ENTIRE FACE OF SOME SIGNS ARE MISSING.

9-306

THERE ARE AREAS OF DIRTY AND STAINED PAINT ON THIS BUILDING.

Officer Eaton presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 47-22.6.F. and 9-306 within 28 days or a fine of \$150 per day, per violation, and with 47-20.20.H. and 47-21.8. within 161 days or a fine of \$150 per day, per violation.

Mr. Donald Rosenthal, the owner's agent, said he had met with Officer Cross and agreed to the recommendations.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a), 47-22.6.F. and 9-306 within 28 days or a fine of \$150 per day, per violation, and with 47-20.20.H. and 47-21.8. within 161 days or a fine of \$150 per day, per violation.

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

Case: CE08052113
Markatia Equities Inc
3027 Davie Boulevard

Ordered to reappear from 12/4/08

This case was first heard on 9/18/08 to comply by 10/30/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,800 fine, which would continue to accrue until the property complied.

Mr. Mohammed Markatia, owner, reported structural issues had arisen while doing the roof work, and a contractor was working to correct these issues. He requested a 42-day extension.

Ms. Aretha Davis, Code Enforcement Officer, did not object to the request for an extension. She was aware of the additional issues that had arisen at the property.

Ms. Tell granted a 42-day extension to 3/19/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08041380
Markatia Equities Inc
3031 Davie Boulevard

Ordered to reappear from 12/4/08

This case was first heard on 9/18/08 to comply by 10/30/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property complied.

Ms. Tell granted a 42-day extension to 3/19/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08072215
CFP 500 LLC
750 Northwest 6 Avenue

This case was first heard on 10/16/08 to comply by 12/11/08. Violations were as noted in the agenda. The property was complied and the City was recommending no fine be imposed [reduced from \$2,400].

Mr. Alejandro DelRio, Code Enforcement Officer, confirmed all violations were complied, and recommended no fines be imposed.

Mr. Richard Casale, owner, agreed with Officer Del Rio's recommendation.

Ms. Tell imposed no fine.

Case: CE08061240
Learie Hernandez
1123 Northwest 15 Avenue

This case was first heard on 11/6/08 to comply by 11/20/08 and 12/11/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$675 fine for administrative fees [reduced from \$2,775].

Ms. Wanda Sappington, Code Enforcement Officer, confirmed the violations were complied, and said the owner had been diligent getting the work complied.

Mr. Salomon Susi, owner, said he had taken ownership of the property on January 16 and begun work immediately. He had been unaware of the violations or fines, because they predated his ownership of the property.

Ms. Tell imposed a \$500 fine.

Case: CE08051149

Jack M Johnson
4 Northwest 7 Street

This case was first heard on 9/18/08 to comply by 10/16/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$950 fine.

Mr. Alejandro DelRio, recommended the \$950 fine be imposed.

Mr. Paul Hugo, the owner's representative, said the site was one of several properties slated for redevelopment as a residential project. He explained they had been working on this project for four years and had run out of money.

Officer DelRio stated administrative costs were \$810. Mr. Hugo described work he had done to comply.

Ms. Tell imposed a \$635 fine.

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

Case: CE08051153

Flagler Station Residences LLC
633 Northwest 1 Avenue

This case was first heard on 9/18/08 to comply by 11/6/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$9,600 fine, which would continue to accrue until the property complied.

Mr. Alejandro DelRio, Code Enforcement Officer, said the properties were in such bad condition that the owners agreed it must be demolished.

Mr. Paul Hugo, the owner's representative, explained that these two properties were involved in the redevelopment project, and said they had financial issues that were delaying demolition. He had met with Valerie Bohlander and they were exploring other options for the buildings. Mr. Hugo requested 90 days.

Ms. Tell granted a 105-day extension to 5/21/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08051151

Flagler Station Residences LLC
629 Northwest 1 Avenue

This case was first heard on 9/18/08 to comply by 10/2/08 and 11/6/08. Violations and extensions were as noted in the agenda. The property was not complied, and the City was requesting imposition of a \$5,100 fine, which would continue to accrue until the property complied.

Ms. Tell granted a 105-day extension to 5/21/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08121386

Michele J Abbruzzese
2450 Southwest 8 Street

Certified mail sent to the owner was accepted on 1/20/09.

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

47-34.4 A.2.a.

"WISE LANDSCAPING" COMMERCIAL TRUCKS AND TRAILERS
ARE BEING STORED AND/OR PARKED IN A RESIDENTIALLY
ZONED RIGHT-OF-WAY / SWALE.

Withdrawn

47-34.4 B.3.a.

Officer Davis said she had discovered that the truck owner resided across the street, and he admitted he was aware the truck should not be parked on the property and his landlord could be cited for the violation. Despite this, the truck owner continued to park the truck on the property. Officer Davis presented photos of the property and the case file and recommended ordering compliance with 47-34.4 A.2.a. within 14 days or a fine of \$100 per day.

Mr. Daniel Tordella, attorney for the owner, said the owner had given the tenant a 7-day notice to comply the violation, and presented the notice into evidence.

Ms. Tell found in favor of the City and ordered compliance with 47-34.4 A.2.a. within 28 days or a fine of \$50 per day.

Case: CE08111221

Ruth's Chris Steak House #6 Inc
2525 North Federal Highway

Certified mail sent to the owner was accepted on 1/6/09.

Violation:

47-21.9.G.1.

PERMIT REQUIRED FOR CODE COMPLIANCE LANDSCAPE.
DEPT.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 60 days or a fine of \$25 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 60 days or a fine of \$25 per day.

Case: CE08071791

Broward Professional Offices LLC
1975 East Sunrise Boulevard

Certified mail sent to the owner was accepted on 1/7/09.

Mr. Karl Lauridsen, Landscape Inspector, testified to the following violations:

47-21.12 A.1.

REQUIRED TO OBTAIN AN AFTER-THE-FACT TREE REMOVAL
PERMIT.

47-21.4

REQUIRED TO SUBMIT PLAN WITH APPLICATION FOR CODE
COMPLIANCE LANDSCAPE.

Inspector Lauridsen recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

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

Case: CE08091602

Trid Inc
624 Northeast 7 Avenue

Request for extension

This case was first heard on 11/6/08 to comply by 1/8/09. Violations were as noted in the agenda. The property was complied, and if the respondent would waive the right to notice of a Massey hearing, Ms. Tell could address the fines, which had accrued to \$4,250.

Mr. Richard Hughes, owner, waived his right to notice of a Massey hearing. Mr. Hughes said his electrician had taken vacation over the holidays and this had delayed the work. He added that he had done the work with a lis pendens filed against the property.

Ms. Tammy Arana, Fire Inspector, confirmed the property was complied. She recommended abatement of the fines because Mr. Hughes had been diligent in complying the property.

Ms. Tell imposed no fine.

Case: CE08040335
Progresso Holding Group LLC
1224 Northeast 7 Avenue

Ordered to reappear from 12/4/08

This case was first heard on 12/4/08 to comply by 2/5/09. The property was not complied and fines would begin to accrue on 2/6/09. Violations were as noted in the agenda.

Mr. Mark Lauro, owner, stated progress was being made at the property. The only remaining item was the parking area. He said the plans for the ADA requirements had been submitted and returned for corrections.

Ms. Ingrid Gottlieb, Code Enforcement Officer, recommended a 105-day extension to 5/21/09.

Ms. Tell granted a 105-day extension to 5/21/09, during which time no fines would accrue.

Case: CE08061134
Erin Richard Holding Corp
1220 Northeast 9 Avenue

This case was first heard on 9/4/08 to comply by 9/18/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$700 fine.

Mr. Steven Tschupp, lessee, admitted he had been out of compliance, but requested reduction of the fine.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said Mr. Tschupp had been cooperative and stated administrative fees were \$260.

Ms. Tell imposed a \$260 fine.

Case: CE08081242

Deutsche Bank National Trust Co Trustee
3512 Riverland Road

This case was first heard on 11/20/08 to comply by 12/4/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,625 fine, which would continue to accrue until the property complied.

Ms. Barbara Urow, Code Enforcement Officer, said the owner's attorney would request an extension, and she did not oppose this request.

Ms. Dinna Kawass Toth, attorney for the bank, said they had hired a contractor who was making repairs at the property, and requested a 60-day extension.

Ms. Tell granted a 70-day extension to 4/16/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08092172

G4A Holdings Corp
602 Southwest 15 Street

This case was first heard on 12/4/08 to comply by 12/14/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of an \$800 fine.

Mr. Dick Eaton, Code Enforcement Officer, said he had reinspected the property and complied it as of 12/23/08, but on 2/4/09, the red pickup truck was back on the property without a valid tag.

Mr. Harry Stalder, tenant/property manger, said he thought he had 10 business days from 12/4 to remove the vehicle again. He said the truck did have a valid registration, but he kept it in the house to prevent it from being stolen. Mr. McKelligett stated there had been 12 inspections at the property and suggested \$400 for administrative fees.

Ms. Tell imposed a \$225 fine.

Case: CE08060113

C & Lillie B Shervington
400 Northwest 19 Avenue

This case was first heard on 9/4/08 to comply by 12/11/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of the \$275 fine.

Mr. Aaron Smith, the owner's son, said the property was complied by the ordered date, but he had neglected to call the inspector for reinspection.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said Officer Ackley had visited the property and found it not complied on December 17 and 22. Mr. Smith had told him the property was complied on December 23.

Mr. McKelligett reported there had been 13 inspections at the property, which would make the administrative fees for this case more than the amount the City was requesting.

Ms. Tell imposed a \$50 fine.

Case: CE08051478

Ordered to reappear from 1/15/09

Jerome L Tepp
823 Northeast 14 Place

This case was first heard on 8/21/08 to comply by 11/13/08. Violations and extensions were as noted in the agenda. 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.

Mr. Jerome Tepp, owner, explained he had wanted to demolish the house, but there was a large mortgage on the house and Washington Mutual, the mortgage holder, refused to negotiate with him. Mr. Tepp described the condition of the property and noted that it was not occupied, so it was not dangerous. He said he had entered into a stipulated agreement with the Building Department to pull permits for the work that needed to be done, and presented a copy of the stipulated agreement into evidence.

Ms. Ingrid Gottlieb, Code Enforcement Officer, did not object to the request for an extension to April 21, 2009.

Mr. Lin Bradley, Code Enforcement Supervisor, recommended withdrawing the case.

Mr. McKelligett withdrew the case and Ms. Wald explained that the case would be administratively closed, which would eliminate the fines.

Case: CE08081120

Josef & Norman J Hirzinger
500 North Andrews Avenue

This case was first heard on 11/20/08 to comply by 12/18/08. Violations were as noted in the agenda. 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. Ingrid Gottlieb, Code Enforcement Officer, said the owner was present earlier and had shown her proof that work was progressing. She stated they had agreed to a 6-week extension to 3/19/09. Officer Gottlieb presented photos of the property and a letter from the owner into evidence.

Ms. Tell granted a 42-day extension to 3/19/09, during which time no fines would accrue.

Case: CE08071281

Luvia B Pierre & John Fanfan
1064 Carolina Avenue

This case was first heard on 12/4/08 to comply by 12/18/08. Violations were as noted in the agenda. 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.

Mr. Jacques Pierre, owner, said his wife had suffered a heart attack, and he had been unable to afford the vehicle repairs.

Ms. Aretha Davis, Code Enforcement Officer, reported one vehicle had been removed, but two remained. She opposed any extension of time because the case had gone on for so long with no progress. Officer Davis said Mr. Pierre had pleaded with the City not to tow the vehicles when the case was first heard, and so fines had accrued. Mr. Pierre agreed to move the vehicles within 28 days.

Ms. Tell granted a 28-day extension to 3/5/09, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE08081947

Ignater Corporation
3320 Berkeley Boulevard

This case was first heard on 10/16/08 to comply by 12/18/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,200 fine, which would continue to accrue until the property complied.

Mr. Stephan Loiseau, architect, reported plans had been submitted in October 2008 and the permit had been issued earlier that day. He intended to demolish the unsafe structure on the property right away.

Ms. Aretha Davis, Code Enforcement Officer, said she had been unaware of the interior issues when she cited the property, and this had complicated obtaining the permit. She therefore did not object to an extension. Officer Davis submitted a recent photo of the property into evidence.

Ms. Tell granted a 105-day extension to 5/21/09, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE08051932

Judette Richardson
837 Northwest 10 Terrace

This case was first heard on 10/2/08 to comply by 10/16/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$2,750 fine.

Mr. Fritzbert Richardson, owner, confirmed the property was complied. Ms. Tell reminded him that the first violation, regarding the overgrowth, trash and debris, had incurred the highest fine. Mr. Richardson said whenever he passed by the property, it had been clean or he had stopped to clean it.

Mr. McKelligett stated there had been nine inspections and two hearings, and administrative costs totaled \$550.

Ms. Ingrid Gottlieb, Code Enforcement Officer, remarked that this property was a problem because it was near a convenience store, and it must be maintained on a daily basis.

Ms. Tell imposed a \$300 fine.

Case: CE08101556

Rudolph C Herman, & Michael E Stearns
1986 Southwest 28 Lane

Certified mail sent to the owner was accepted [no date].

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

THERE IS A BOAT AND TRAILER PARKED ON THE LAWN AT THIS PROPERTY.

BCZ 39-275(6)(b)

THERE IS OUTSIDE STORAGE OF ROOFING EQUIPMENT STORED ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO PLYWOOD, ROOFING SHINGLES, IRON PARTS, TIRES, BUILDING MATERIALS, AND MISCELLANEOUS ITEMS. ALSO

THERE IS OUTSIDE STORAGE OF A TRACTOR TRAILER
STORAGE CONTAINER ON WHEELS STORED ON THIS
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, per violation.

Mr. Phillip Carhart, tenant, said Officer Cross had advised him that he could use gravel in the parking area to comply. Mr. Carhart said the boat and other vehicles were in the same place they had been for four years. He explained that the original registration tags for the vehicles had been stolen and he had paid to replace them.

Mr. Carhart stated his fiancée had undergone three surgeries in the past year, which had been financially devastating. He said whenever he kept his tools at a storage facility, they were stolen. Mr. Carhart requested 60 days.

Ms. Peggy Burks, Code Enforcement Supervisor, did not object to allowing additional time for Mr. Carhart to put down the gravel, but pointed out that the tractor-trailer behind the boat could not be kept on the property. Mr. Carhart said Officer Cross had indicated if the trailer was hidden under a tarp it would not be a problem. Supervisor Burks said there had been several complaints from the neighbors regarding this property. Mr. Carhart wanted to know who had complained.

Mr. Carhart stated he was in charge of the Coast Guard's catastrophe team for the State of Florida and he was using the tractor-trailer to make a mobile container that could be sent to a devastated area. He presented letters from the Coast Guard thanking him for his services after storms. Mr. Carhart said during hurricane season, the container was stored at a Coast Guard station, but after hurricane season, the Coast Guard required him to remove it from the base.

Supervisor Burks said she had already discussed this with Mr. Carhart and recommended he erect a shed for storage.

Ms. Tell found in favor of the City and ordered compliance within 84 days or a fine of \$25 per day, per violation.

Case: CT08120356

James L & Jennifer McCormick
6420 Northwest 34 Avenue

Certified mail sent to the owner was accepted on 1/20/09.

Complied, Not Paid
9-281(b)

Mr. Sal Viscusi, Code Enforcement Officer, reported that pursuant to Section 11-19, a Citation Violation Notice dated 12/12/08 had informed the owner that he must comply the property within 7 days, request an administrative hearing to appeal the citation within 15 days, and/or pay the civil penalty of \$150. The property was complied on 12/19/08, but the civil penalty had not been paid. Officer Viscusi presented a copy of the affidavit of non-compliance, photos of the property and the case file and requested imposition of a civil penalty in the amount of \$150.

Mr. Robert Feustel, the owner's representative, explained that the owner was out of state. Ms. Tell explained the situation and advised Mr. Feustel to pay the civil penalty.

Ms. Tell imposed the \$150 civil penalty.

Case: CT08110941 Administrative hearing-appealing citation
Allied Mortgage & Financial Corp
5451 Northeast 22 Ave

Certified mail sent to the owner was accepted on 1/14/09. The owner was appealing the citation.

Complied-Not Paid
18-1

Ms. Stephanie Bass, Code Enforcement Officer, reported that pursuant to Section 11-19, a Citation Violation Notice dated 12/5/08 had informed the owner that he must comply the property within 4 days, request an administrative hearing to appeal the citation within 15 days, and/or pay the civil penalty. The property was complied on 12/9/08, and the owner had appealed the citation.

Ms. Juliya Sidorevskaya, listing agent, said the notice had been received by the previous owner. She explained that the pool pump had stopped working and caused the problem. Ms. Sidorevskaya said the repair was costly and complicated because the mortgage company was responsible for the property. She said she had informed Officer Bass she could not comply by the deadline.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, confirmed that Ms. Sidorevskaya had contacted Officer Bass to inform her that the repair would take longer than she originally expected.

Ms. Wald reminded Ms. Tell that per Section 11-20, if the Special Magistrate found the violation did exist and this was the owner, he/she must impose the civil penalty.

Officer Bass presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence.

Ms. Tell found in favor of the City and imposed the \$275 civil penalty.

Case: CE06092002

Ordered to reappear from 12/4/08

Susan I Pedersen
2001 Southeast 25 Avenue

This case was first heard on 10/4/07 to comply by 1/17/08. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/6/09.

Ms. Susan Pedersen, owner, said she was waiting for the insurance company to settle a fire claim on the property, and the whole process had been financially and emotionally devastating. She requested additional time.

Mr. Mario Sotolongo, Code Enforcement Officer, said the house was across the street from a church, and he did not see the purpose of granting additional extensions.

Mr. Lin Bradley, Code Enforcement Supervisor, noted some deterioration had begun on the main house, and after 60 days, "we're through...something is going to have to happen."

Ms. Tell granted a 63-day extension to 4/9/09, during which time no fines would accrue

[The hearing was in recess for twenty minutes]

Case: CE08041452

DBR Lease Exchange
4400 North Federal Highway

Certified mail sent to the owner was accepted on 1/15/09.

Ms. Stephanie Bass, Code Enforcement Officer, testified to the following violation:
47-22.9.

THERE IS A SIGN READING "MARATHON" INSTALLED ON
THE PROPERTY WITHOUT THE REQUIRED PERMITS.

Complied:
105.1

Officer Bass presented photos of the property and the case file and recommended ordering compliance with 47-22.9. within 35 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance with 47-22.9. within 35 days or a fine of \$50 per day.

Case: CE08070906

Jon D Christenson
1436 Northwest 4 Street

Violation:

9-280(b)

THERE ARE BROKEN WINDOWS AND BOARDS ON SOME
WINDOWS

9-328(a)

THERE ARE SOME WINDOWS THAT ARE BOARDED WITHOUT A
BOARDING PERMIT

Complied;

18-27(a)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 9-280(b) and 9-328(a) within 35 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 9-280(b) and 9-328(a) within 35 days or a fine of \$25 per day, per violation.

Case: CE08091750

Charania Properties LLC
3424 Davie Boulevard

Certified mail sent to the owner was accepted on 1/8/09.

Mr. Mark Campbell, Code Enforcement Officer, testified to the following violations:
47-22.6.F.

THE SIGN ON THIS PROPERTY IS IN DISREPAIR. ANY
SIGN WHICH BECOMES AT LEAST FIFTY PERCENT
DESTROYED SHALL BE DEEMED A PUBLIC NUISANCE AND
SHALL BE REMOVED BY THE OWNER.

Complied:

18-27(a)

24-27(f)

24-28(a)

47-19.4.D.4

47-20.20.H.

9-280(b)

9-280(h)(1)

9-306

Officer Campbell presented photos of the property and the case file and recommended ordering compliance with 47-22.6.F. within 35 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance with 47-22.6.F. within 35 days or a fine of \$50 per day.

Case: CE08100282

Alba L Otero
3405 Southwest 12 Court

Certified mail sent to the owner was accepted on 1/9/09.

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

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

9-280(h)(1)

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

Complied:

24-27(b)

9-280(b)

Officer Campbell presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$50 per day with the right to mow the property and with 9-280(h)(1) within 14 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$50 per day with the right to mow the property and with 9-280(h)(1) within 14 days or a fine of \$50 per day.

Case: CE08110769

Christian Fuxa
707 Southwest 17 Street

Certified mail sent to the owner was accepted on 1/9/09.

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

THERE IS NO LIVING GROUND COVER ON THIS VACANT LOT
AS REQUIRED BY CITY CODE.

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

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

Case: CE09010003

Danny Lee
215 Southwest 17 Street

Certified mail sent to the owner was accepted on 1/16/09.

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

THIS PROPERTY IS OPEN AND ABANDONED ALLOWING
UNAUTHORIZED ACCESS TO THE INTERIOR. THIS
PRESENTS A HEALTH AND SAFETY ISSUE FOR THE
COMMUNITY.

Officer Eaton 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: CE08091524

Orlando Land Trust/
Charles Alexander, Trustee
700 Northwest 14 Way

Service was via posting on the property on 1/7/09 and at City Hall on 1/22/09.

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

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

Officer Sappington presented photos of the property and the case file and recommended ordering compliance within 35 days or a fine of \$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: CE08081393

Terrtric Unvon Doctor
736 Northwest 15 Terrace

Certified mail sent to the owner was accepted [no date].

Ms. Wanda Sappington, Code Enforcement Officer, testified to the following violation:
9-308(a)

THERE IS WATER LEAKING INTO THE APARTMENTS.
ALL ROOFS SHALL BE MAINTAINED IN A SAFE, SECURE
AND WATERTIGHT MANNER.

Complied:
9-308(b)

Officer Sappington presented photos of the property and the case file and recommended ordering compliance with 9-308(a) within 35 days or a fine of \$25 per day.

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

Case: CE08100198

Alexandra Susan Volkmann
1106 Northwest 10 Terrace

Certified mail sent to the owner was accepted on 1/5/09.

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

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

Officer Sappington presented photos of the property and the case file and recommended ordering compliance within 35 days or a fine of \$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: CE08121302

Suanny Ortega
1605 Northwest 7 Street

Service was via posting on the property on 1/9/09 and at City Hall on 1/22/09.

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: CE08121561

Lee Group Financial LLC
1417 Northwest 13 Place

Certified mail sent to the owner was accepted on 1/17/09 and certified mail sent to the registered agent was accepted on 1/17/09.

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: CE08081800

Lavoris Kelly
1242 Northeast 2 Avenue

Certified mail sent to the owner was accepted on 1/15/09.

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

Case: CE08100250

Phillip Scotty Ragsdale
1245 Northwest 1 Avenue

Violation:
9-328(b)

THIS PROPERTY HAS BEEN BOARDED WITHOUT THE
REQUIRED BOARDING CERTIFICATE.

Complied:
9-328(a)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 9-328(b) within 56 days or a fine of \$100 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 56 days or a fine of \$100 per day.

Case: CE08101675

David Loc Dang &
Bau Thi Nguyen
1544 Northwest 5 Avenue

Service was via posting on the property on 1/16/09 and at City Hall on 1/22/09.

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

Case: CE08111318

Alnise Laneaut & Marcien Luckner
1010 Northwest 3 Avenue

Service was via posting on the property on 1/20/09 and at City Hall on 1/22/09.

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

Case: CE08111319

Celestin & Viergeline Mercidieu
1026 Northwest 3 Ave

Service was via posting on the property on 1/16/09 and at City Hall on 1/22/09.

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

Case: CE08120952

Durham Apts Condo Assn Inc
2841 Northeast 32 Street

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

PERMITS ARE REQUIRED FOR INSTALLING A FIRE ALARM
AND HARDWIRED SMOKE DETECTORS.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 119 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 119 days or a fine of \$100 per day, per violation.

Case: CE08120936

Montclair Gardens Condo Association
2170 Northeast 51 Court

Violation:

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

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 84 days or a fine of \$500 per day.

Case: CE08120957

Vista Bella Inc
2414 Northeast 25 Place

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 \$250 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 77 days or a fine of \$250 per day.

Case: CE08121184

Raffio Giacobbe Sr
1832 South Ocean Drive

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

Case: CE08121186

Mickey Jo Taylor Revocable Trust
1824 South Ocean Drive

Certified mail sent to the owner was accepted on 1/7/09.

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.

Inspector Arana presented the case file and recommended ordering compliance within 10 days or a fine of \$250 per day.

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

Case: CT08111259

Branch Banking & Trust Co
1044 Northwest 1 Avenue

Service was via posting on the property on 1/16/09 and at City Hall on 1/22/09.

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

THERE IS TRASH, LITTER AND YARD DEBRIS SCATTERED ABOUT THE PROPERTY.

Officer Hull reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Hull presented photos of the property and the case file and a copy of the affidavit of non-compliance and recommended ordering compliance within 14 days or a fine of \$25 per day. He also requested the right to remove the debris from the property.

Mr. McKelligett explained that the Citation case had become a normal Division 3 case. When the fines were imposed, the City would request imposition of accrued fines plus a citation penalty fine.

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

Case: CT08102455

La Preserve LLC
1327 Southwest 21 Court

Certified mail sent to the owner was accepted on 1/9/09.

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, DARK GREEN AND UNCIRCULATING, IS UNSANITARY AND POSES A THREAT TO THE HEALTH AND SAFETY OF THE COMMUNITY.

Officer Urow reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Urow presented photos of the property and the case file and a copy of the affidavit of non-compliance and recommended ordering compliance within 10 days or a fine of \$100 per day.

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

Case: CT08110599

Olga Ponce, Carlos Maldonado &
Ros Canales
229 Southwest 21 Street

Certified mail sent to the owner was accepted on 1/9/09.

Complied-not paid
9-281(b)

THERE IS AN INOPERABLE GREEN CHEVY CAMARO ON BLOCKS IN THE DRIVE HERE WITHOUT A FRONT LEFT TIRE. THIS VIOLATION PRESENTS A THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

Mr. McKelligett stated the property was complied and the City was requesting imposition of the \$150 civil penalty. Officer Eaton presented photos of the property, the case file and a copy of the affidavit of non-compliance.

Ms. Tell found in favor of the City and imposed the \$150 civil penalty.

Case: CT08111073

David Dipuglia
700 Southeast 22 Street

Service was via posting on the property on 1/9/09 and at City Hall on 1/22/09.

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

THERE IS A RED PICK UP TRUCK THAT IS PARKED ON THE
LAWN AT THIS PROPERTY; SINKING DOWN INTO THE LAWN
AND KILLING THE GRASS. THIS IS NOT AN APPROVED
HARD SURFACED PARKING AREA.

Officer Eaton reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Eaton presented photos of the property and the case file and a copy of the affidavit of non-compliance 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: CT08120342

Ralph W & Sharon A Imm
3171 Southwest 23 Street

Certified mail sent to the owner was accepted [no date].

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

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

Officer Campbell reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Campbell presented photos of the property and the case file and a copy of the affidavit of non-compliance 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: CT08120444

Wesley E Stevens
2118 Southwest 37 Terrace

Service was via posting on the property on 1/14/09 and at City Hall on 1/22/09.

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

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

Officer Campbell reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Campbell presented photos of the property and the case file and a copy of the affidavit of non-compliance 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: CT08120451

Patrice Campbell
2161 Southwest 35 Avenue

Certified mail sent to the owner was accepted on 1/9/09.

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

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

Officer Campbell reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Campbell presented photos of the property and the case file and a copy of the affidavit of non-compliance 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: CT08110992

American One Inc
1500 Davie Boulevard

Service was via posting on the property on 1/16/09 and at City Hall on 1/22/09.

Complied, Not Paid

18-27(a)

Mr. McKelligett announced the property was complied, presented photos of the property and the case file and a copy of the affidavit of non-compliance and requested imposition of the \$200 civil penalty.

Ms. Tell imposed the \$200 civil penalty.

Case: CT08110994

American One Inc
1506 Davie Boulevard

Service was via posting on the property on 1/16/09 and at City Hall on 1/22/09.

Complied-Not Paid
18-27(a)

Mr. McKelligett announced the property was complied, presented photos of the property, the case file and a copy of the affidavit of non-compliance and requested imposition of the \$200 civil penalty.

Ms. Tell imposed the \$200 civil penalty.

Case: CT08120822

Rivers J Burke Trust
1735 Southwest 25 Avenue

Certified mail sent to the owner was accepted [no date].

Complied-Not Paid
9-304(b)

Mr. McKelligett announced the property was complied, presented photos of the property, the case file and a copy of the affidavit of non-compliance and requested imposition of the \$150 civil penalty.

Ms. Tell imposed the \$150 civil penalty.

Case: CT08110828

John W Walker
1516 Northwest 10 Avenue

Service was via posting on the property on 1/14/09 and at City Hall on 1/22/09.

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/OR SWALE ON THIS PROPERTY IS OVERGROWN.

Officer Sappington reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Sappington presented photos of the property, the case file and a copy of the affidavit of non-compliance and recommended ordering compliance 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 within 14 days or a fine of \$25 per day with the right to clean and mow the property.

Case: CT08111367

Stark Equity Group LLC
C/O Timothy Stark
1340 Northwest 19 Ave

Service was via posting on the property on 1/14/09 and at City Hall on 1/22/09.

Complied Not Paid:

18-27(a)

Mr. McKelligett announced the property was complied, presented photos of the property, the case file and a copy of the affidavit of non-compliance and requested imposition of the \$200 civil penalty.

Ms. Tell imposed the \$200 civil penalty.

Case: CT08111369

Juan Perez
1744 Northwest 18 Street

Service was via posting on the property on 1/14/09 and at City Hall on 1/22/09.

Complied Not Paid:

18-27(a)

Mr. McKelligett announced the property was complied, presented photos of the property, the case file and a copy of the affidavit of non-compliance and requested imposition of the \$200 civil penalty.

Ms. Tell imposed the \$200 civil penalty.

Case: CT08111380

Prangahthita P Chuaindhara
1752 Northwest 18 ST

Service was via posting on the property on 1/14/09 and at City Hall on 1/22/09.

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

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

Officer Sappington reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Sappington presented photos of the property, the case file and a copy of the affidavit of non-compliance and recommended ordering compliance 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 within 14 days or a fine of \$25 per day with the right to mow the property.

Case: CT08110897

Patrick Eugene
2810 Northeast 60 Street

Service was via posting on the property on 1/20/09 and at City Hall on 1/22/09.

Complied Not Paid
9-281(b)

Mr. McKelligett announced the property was complied, presented photos of the property, the case file and a copy of the affidavit of non-compliance and requested imposition of the \$150 civil penalty.

Ms. Tell imposed the \$150 civil penalty.

Case: CT08110901

Aurora Loan Services LLC
2156 Northeast 62 Street

Certified mail sent to the owner was accepted [no date].

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.

Officer Bass reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Bass presented photos of the property, the case file and a copy of the affidavit of non-compliance and recommended ordering compliance within 10 days or a fine of \$100 per day.

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

Case: CT08120029

Christine Miller
5195 Northeast 18 Ave

Service was via posting on the property on 1/12/09 and at City Hall on 1/22/09.

Complied Not Paid
18-27(a)

Mr. McKelligett announced the property was complied, presented photos of the property, the case file and a copy of the affidavit of non-compliance and requested imposition of the \$200 civil penalty.

Ms. Tell imposed the \$200 civil penalty.

Case: CT08110438

Flor & Silvia Gonzalez
2466 Southwest 7 Street

Service was via posting on the property on 1/15/09 and at City Hall on 1/22/09.

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

OVERGROWTH REMAINS ON THE SIDE AND REAR OF THE PROPERTY. RUBBISH, TRASH, AND DEBRIS REMAINS ON THE SIDE AND REAR OF THE PROPERTY.

Officer Davis reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Davis presented photos of the property, the case file and a copy of the affidavit of non-compliance 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: CT08120381

HSBC Mortgage Services Inc
C/O Daniel C Consuegra
2849 Southwest 8 Street

Certified mail sent to the owner was accepted on 1/15/09 and certified mail sent to the registered agent was accepted on 1/14/09.

Complied Not Paid
18-1

Officer Davis announced the property was complied, presented photos of the property, the case file and a copy of the affidavit of non-compliance and requested imposition of the \$200 civil penalty.

Ms. Tell imposed the \$200 civil penalty.

Case: CT08110432

Emily B Kanas & Daphne Gyorok
1224 Southwest 31 Avenue

Service was via posting on the property on 1/15/09 and at City Hall on 1/22/09.

Complied Not Paid
18-27(a)

Mr. McKelligett announced the property was complied, presented photos of the property, the case file and a copy of the affidavit of non-compliance and requested imposition of the \$200 civil penalty.

Ms. Tell imposed the \$200 civil penalty.

Case: CT08111302

John M Rubbico
1625 Northeast 17 Way

Certified mail sent to the owner was accepted on 1/12/09.

Complied Not Paid
18-27(a)

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

Mr. McKelligett announced the property was complied, presented photos of the property, the case file and a copy of the affidavit of non-compliance and requested imposition of the \$200 civil penalty.

Ms. Tell imposed the \$200 civil penalty.

Case: CT08110900

Loce Group LLC
1212 Northeast 16 Terrace

Certified mail sent to the owner was accepted [no date].

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

THERE IS GRASS/PLANT/WEED OVERGROWTH ON PROPERTY.

Officer Rich reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Rich presented photos of the property, the case file and a copy of the affidavit of non-compliance and recommended ordering compliance within 10 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 within 10 days or a fine of \$25 per day with the right to mow the property.

Case: CT08110816

Rosa A Garcia
603 Solar Isle

Service was via posting on the property on 1/8/09 and at City Hall on 1/22/09.

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

PROPERTY IS OVERGROWN AND LITTERED WITH DEAD FLORA.

Officer Thime reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Thime presented photos of the property, the case file and a copy of the affidavit of non-compliance and recommended ordering compliance within 14 days or a fine of \$25 per day with the right to mow and clean the property.

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

Case: CT08111062

William Staffeld Estate
15 Southeast 11 Ave

Service was via posting on the property on 1/20/09 and at City Hall on 1/22/09.

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

THE PROPERTY AND SWALE ARE OVERGROWN AND LITTERED WITH DEAD PLANTS, INCLUDING, BUT NOT LIMITED TO PALM FRONDS, WHICH ARE PILED UP IN THE REAR, FLOATING IN THE STAGNANT WATER OF THE POOL AND PILED UP ON THE FRONT YARD. THERE IS RUBBISH, TRASH, AND DEBRIS ACCUMULATED ON THE PROPERTY.

Officer Thime reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Thime presented photos of the property and the case file and a copy of the affidavit of non-compliance and recommended ordering compliance within 14 days or a fine of \$25 per day with the right to mow and clean the property.

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

Case: CT08111326

NE 14th Avenue LLC
421 Northeast 14 Ave

Certified mail sent to the owner was accepted on 1/9/09 and certified mail sent to the registered agent was accepted on 1/9/09.

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

THE LANDSCAPE AT THIS PROPERTY IS NOT MAINTAINED. THE YARD IS OVERGROWN, AND THERE ARE DEAD PLANTS ON THE GROUND.

Officer Thime reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Thime presented photos of the property, the case file and a copy of the affidavit of non-compliance and recommended ordering compliance within 14 days or a fine of \$25 per day with the right to mow and clean the property.

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

Case: CT08120397

William J Flowers Estate
505 Northeast 15 Ave

Service was via posting on the property on 1/8/09 and at City Hall on 1/22/09.

Ms. Ursula Thime, 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 Thime reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Thime presented photos of the property, the case file and a copy of the affidavit of non-compliance and recommended ordering compliance within 10 days or a fine of \$100 per day.

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

Case: CT08101920

John Dokimos & Middle River Oasis LLC
519 Antioch Ave

Service was via posting on the property on 1/7/09 and at City Hall on 1/22/09.

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

THERE IS OVERGROWTH OF WEEDS AND PLANT LIFE,
RUBBISH, TRASH AND DEBRIS ON THE PROPERTY.

Officer Sotolongo reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Sotolongo presented photos of the property, the case file and a copy of the affidavit of non-compliance and recommended ordering compliance within 14 days or a fine of \$50 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 \$50 per day with the right to clean and mow the property.

Case: CT08110183

Marcie G Smith
1772 Southeast 25 Ave

Service was via posting on the property on 1/9/09 and at City Hall on 1/22/09.

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

THERE IS OVERGROWTH OF GRASS AND WEEDS, AND
ACCUMULATION OF YARD DEBRIS ON THE PROPERTY.

Officer Sotolongo reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Sotolongo presented photos of the property and the case file and a copy of the affidavit of non-compliance and recommended ordering compliance 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 within 14 days or a fine of \$25 per day with the right to clean and mow the property.

Case: CT08110609

Paul & Tara Saar
35 Fort Royal Isle

Service was via posting on the property on 1/9/09 and at City Hall on 1/22/09.

Complied Not Paid
18-27(a)

Officer Sotolongo announced the property was complied, presented photos of the property, the case file and a copy of the affidavit of non-compliance and requested imposition of the \$200 civil penalty.

Ms. Tell imposed the \$200 civil penalty.

The following three cases for the same owner were heard together. Mr. McKelligett explained the three properties constituted one very large lot, with three folio numbers.

Case: CT08111443

Peter Tocci
3316 Northeast 17 Court

Certified mail sent to the owner was accepted [no date].

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

THERE IS OVERGROWTH OF GRASS, WEEDS AND PLANT LIFE
ON THE PROPERTY.

Officer Sotolongo reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Sotolongo presented photos of the property, the case file and a copy of the affidavit of non-compliance and recommended ordering compliance within 10 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 10 days or a fine of \$100 per day with the right to clean and mow the property.

Case: CT08120018

Peter Tocci
3316 Northeast 17 Court

Certified mail sent to the owner was accepted [no date].

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

THERE IS OVERGROWTH OF GRASS, WEEDS AND PLANT LIFE
ON THE PROPERTY.

Officer Sotolongo reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Sotolongo presented photos of the property, the case file and a copy of the affidavit of non-compliance and recommended ordering compliance within 10 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 10 days or a fine of \$100 per day with the right to clean and mow the property.

Case: CT08120019

Peter Tocci
3316 Northeast 17 Court

Certified mail sent to the owner was accepted [no date].

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

THERE IS OVERGROWTH OF GRASS, WEEDS AND PLANT LIFE
ON THE PROPERTY.

Officer Sotolongo reported a Citation Violation Notice had informed the owner of the violation. The property was not complied, and Officer Sotolongo presented photos of the property, the case file and a copy of the affidavit of non-compliance and recommended ordering compliance within 10 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 10 days or a fine of \$100 per day with the right to clean and mow the property.

Case: CE08091423

Wells Fargo Bank NA Trustee
3161 Southwest 20 Court

This case was first heard on 11/20/08 to comply by 11/30/08 and 12/4/08. Violations were as noted in the agenda. The property was not complied, fines had accrued to \$4,600, the City was requesting imposition of the \$4,600 fine, which would continue to accrue until the property complied, plus \$1,008.80 in hard costs for a total of \$5,608.80.

Ms. Tell imposed the \$5,608.80 fine, which would continue to accrue until the property complied.

Case: CE08080643

Jodi Gail Rosoff
2851 Southwest 17 Street

This case was first heard on 12/4/08 to comply by 12/18/08. Violations were as noted in the agenda. The property was complied, and the City was requesting imposition of the \$3,400 fine, plus hard costs of \$532.23 for a total of \$3,923.23.

Ms. Tell imposed the \$3,923.23 fine.

Case: CE07071652

The Isles At Coral Ridge
Condo Association Inc
1400 Northeast 56 Street

This case was first heard on 10/18/07 to comply by 12/6/07. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$35,400 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$35,400 fine, which would continue to accrue until the property complied.

Case: CE08061328

Countrywide Home Loans Inc
1021 Northwest 3 Avenue

This case was first heard on 10/2/08 to comply by 11/6/08. Violations were as noted in the agenda. The property was not complied, and the City was requesting imposition of a \$9,000 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$9,000 fine, which would continue to accrue until the property complied.

Case: CE08050194

Terrill Motor Machine Co Inc
909 Northwest 5 Avenue

This case was first heard on 8/7/08 to comply by 11/7/08. Violations and extensions were as noted in the agenda. The property was complied and the City was recommending no fine be imposed [reduced from \$325].

Ms. Tell imposed no fine.

Case: CE08082231

Jindrich Holan
1528 Northeast 17 Way

This case was first heard on 12/4/08 to comply by 12/18/08. Violations were as noted in the agenda. The property was complied, and the City was recommending no fine be imposed [reduced from \$1,200].

Ms. Tell imposed no fine.

Case: CE08060919

Betty Peterson
2311 Northwest 7 Street

This case was first heard on 9/18/08 to comply by 12/18/08. Violations were as noted in the agenda. The property was not complied, and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$2,400 fine, which would continue to accrue until the property complied.

Case: CE08071004

Jack, Yvonne & Matthew Koning
2407 Northeast 33 Avenue

This case was first heard on 10/16/08 to comply by 12/4/08. Violations were as noted in the agenda. The property was complied, and the City was recommending no fine be imposed [reduced from \$975].

Ms. Tell imposed no fine.

Case: CE08072209

William & Flora Seckel
719 Northwest 7 Terrace

This case was first heard on 10/16/08 to comply by 10/26/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$2,200 fine.

Ms. Tell imposed the \$2,200 fine.

Case: CE08091170

La Preserve LLC
1440 Southwest 22 Street

This case was first heard on 11/20/08 to comply by 12/4/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$150 fine.

Ms. Tell imposed the \$150 fine.

Case: CE08090883

La Preserve LLC
1450 Southwest 22 Street

This case was first heard on 11/20/08 to comply by 12/4/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$150 fine.

Ms. Tell imposed the \$150 fine.

Case: CE08100461

Ramadhar LLC
717 Southeast 16 Street

This case was first heard on 12/18/08 to comply by 1/1/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,650 fine.

Ms. Tell imposed the \$1,650 fine.

Case: CE08090591

Sidberry #720 Res Land Trust /
Cezar Mancao, Trustee
720 Southwest 19 Street

This case was first heard on 12/4/08 to comply by 12/18/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$2,400 fine, which would continue to accrue until the property complied.

Case: CE08061776

Lori C Forbes
1612 Northwest 16 Street

This case was first heard on 11/6/08 to comply by 12/11/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,275 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$3,275 fine, which would continue to accrue until the property complied.

Case: CE08071819

Stephanie Kazaks
1707 Northwest 9 Street

This case was first heard on 11/20/08 to comply by 12/4/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of an \$875 fine.

Ms. Tell imposed the \$875 fine.

Cases Complied

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

CE08120100	CE08100145	CE09010157	CE08090797
CE08120037	CE08120640	CE08102465	CE08080962
CE08111377	CE08100127	CE08081898	CE08101184
CE08110150	CE08111219	CE08091573	CE08120956
CE08121068	CE08121070	CE08121077	CE08121078
CT08102446	CT08102015	CT08120108	CT08120033
CT08120023	CT08102374	CT08110416	CT08110672
CT08111254	CT08111257	CT08111386	CE08092390

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:

CE08121055	CE08111003	CE08101456	CE08091542
CE08110955	CE08120948	CE08121187	CE08121228
CE08121229	CT08120454	CT08102257	CT08111394
CT08120396			

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:

CE08120652	CE08070766	CE08070814	CE08010594
CE08101726	CE08121015	CT08111228	CE07120555
CE08042164	CE08121509		

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:

CE08042038	CE09010498	CE08081801	CE08120953
CE08071161	CE08051478		

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:


CE08121230	CE08121231	CE08121232	CE08121233
CE08121234	CE08121235	CE08121236	CE08121237
CE08121238	CE08121239	CE08121240	CE08121241
CE08121242	CE08121243	CE08121244	CE08121245
CE08121246			

There being no further business, the hearing was adjourned at **3:15 p.m.**



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services