

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
JUDGE FLOYD HULL PRESIDING
FEBRUARY 19, 2009
9:00 A.M. – 1:28 P.M.**

Staff Present:

Mary Allman, Secretary Special Magistrate
Sue Manning, Secretary, Special Magistrate
Erin Peck, Clerk III
Brian McKelligett, Clerk of Special Magistrate - Supervisor
Cheryl Pingitore, Code Enforcement Supervisor
Lin Bradley, Code Enforcement Supervisor
John Gossman, Code Enforcement Supervisor
Skip Margerum, Code Enforcement Supervisor
Detective Jorge Maura
Ginger Wald, Assistant City Attorney
Greg Brewton, Planning and Zoning Department Director
Tammy Arana, Fire Inspector
Stephanie Bass, Code Enforcement Officer
Mark Campbell, Code Enforcement Officer
Leonard Champagne, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Alejandro DelRio, Code Enforcement Officer
Dick Eaton, Code Enforcement Officer
Ingrid Gottlieb, Code Enforcement Officer
Todd Hull, Code Enforcement Officer
Wilson Quintero, Code Enforcement Officer
Mary Rich, Code Enforcement Officer
Wanda Sappington, Code Enforcement Officer
Bill Snow, Code Enforcement Officer,
Mario Sotolongo, Code Enforcement Officer
Ursula Thime, Code Enforcement Officer
Barbara Urow, Code Enforcement Officer,
Salvatore Viscusi, Code Enforcement Officer

Respondents and Witnesses

CE07101885: Bernardo Petreccia, owner
CT08102270: Fernando, owner's brother
CE08121415; CE08090803: Karen Black-Barron, attorney
CE08011235: David Murray, owner
CE08050832: Joy Ganaishlal, owner
CE08040758: Steven Bader, owner
CE08061119: Lucas Bianca, representative; Roi Binshtok, owner

CE08121655: Anthony Lockett, owner's nephew; Louis James, owner; Linda Socolow, attorney; Tarek Bamlawian, tenant; Courtney Case, neighbor
CE08090796: Suresh Ramamtam, owner
CE08072638: Joel Burns, owner
CE08072222: Parbattie Sirpaul, owner's daughter
CE08072606: Mehrzad Amini, owner
CE08120636: Courtney Crush, attorney
CE08121390: W.E. Markus, principal/owner
CE08032157: Donald Gawne, general manager; Edward Cayia, attorney
CE08101493: Pablo Barreiro, owner

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

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

Case: CE08101493

Request for extension

Coral Ridge North LLC
4317 Northeast 21 Ave

This case was first heard on 12/4/08 to comply by 2/5/09. Violations were as noted in the agenda. The property was not complied, fines had accrued to \$3,250 and would continue to accrue until the property complied.

Mr. Pablo Barreiro, owner, said he believed there was a misunderstanding with the contractor, because the proposal he presented was for \$10,000.

Ms. Tammy Arana, Fire Inspector, confirmed that the proposal was for a fire alarm system, but the respondent only needed a smoke detector system. She recommended a 60-day extension.

Judge Hull granted a 70-day extension to 4/30/09, during which time no fines would accrue

Case: CE08011235

David A & June M Murray
612 Southwest 6 Avenue

This case was first heard on 10/2/08 to comply by 1/8/09. Violations were as noted in the agenda. The property was not complied the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property complied.

Mr. William Snow, Code Enforcement Officer, said he had been in contact with the owner who had done a lot of work to clean up the rear of the property. The owner had

been working on the garage and was trying to repair the roof himself. Officer Snow did not object to the request for an extension.

Mr. David Murray, owner, explained he needed to remove the roof decking and replace rafters. Mr. Murray stated he had covered the roof, moved items indoors and paid to have vehicles stored off the property. He requested a 90-day extension.

Officer Snow recommended a 91-day extension for the roof repair, 9-308(a), and a 49-day extension for the storage, 47-34.1.A.1.

Judge Hull granted a 49-day extension for 47-34.1.A.1. and a 91-day extension for 9-308(a), during which time no fines would accrue.

Case: CE08121390

Markwalt South LLC
4829 Northeast 23 Avenue

Service was via the appearance of the owner at this hearing.

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.

Mr. W.E. Markus, principal/owner, explained he lived in Pittsburgh and was unaware of the smoke detector requirement. When he received the notice of this hearing, he had come to Florida and hired a contractor to do the work. He presented copies of contracts and canceled checks.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE08050832

Request for extension

Premnath Ganaishlal
710 Northwest 5 Avenue

This case was first heard on 9/18/08 to comply by 11/13/08. Violations and extensions were as noted in the agenda. Fines would begin to accrue on 2/20/09.

Mr. Alejandro DelRio, Code Enforcement Officer, explained the owner was experiencing problems pulling the parking lot permit.

Ms. Joy Ganaishlal, owner, stated the permit application was rejected and she may need a new survey. She requested a 90-day extension. Ms. Ganaishlal stated all other violations were complied.

Officer Del Rio recommended a 63-day extension.

Judge Hull granted a 63-day extension to 4/23/09, during which time no fines would accrue.

Case: CE08120636

Bima II LLC
3033 Northeast 32 Avenue

Certified mail sent to the owner was accepted on 1/30/09 and certified mail sent to the registered agent was accepted on 1/30/09.

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violations:
47-21.10.B.7.

PROPERTY DOES NOT MEET REQUIREMENTS FOR 20-FOOT
LANDSCAPE BUFFER ABUTTING THE WATERWAY.

47-34.2.D.

THE 20 FOOT LANDSCAPE BUFFER ABUTTING THE WATERWAY
HAS BEEN ALTERED BY THE INSTALLATION OF PAVERS,
DECKING, ETC. FOR THE USE OF OUTDOOR DINING.

Officer Sotolongo presented photos of the property and the case file into evidence and explained the landscape buffer had been reduced to 5 feet.

Ms. Courtney Crush, attorney, stated her client had submitted a site plan application to request outdoor seating along the waterway. They were scheduled for the Planning and Zoning Board April 15 agenda. If the Planning and Zoning Board approved, the 20-foot landscape buffer would not apply, and the property would be complied.

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

Case: CE08072222

Chandroutie
2350 Northwest 14 Street

This case was first heard on 12/4/08 to comply by 1/1/09. Violations were as noted in the agenda. The property was not complied the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property complied.

Ms. Parbattie Sirpaul, owner's daughter, said she had received the notice just two weeks ago. She said she was willing to comply, but requested a 28-day extension.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, did not object to the request for an extension.

Judge Hull granted a 28-day extension to 3/19/09, during which time no fines would accrue

Case: CE07101885

11 SW11 LLC
11 Southwest 11 Avenue

Personal service was made to the owner on 2/17/09.

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

THE BUILDINGS ON THE PROPERTY ARE BOARDED WITHOUT
A VALID CITY ISSUED BOARD-UP CERTIFICATE.
BOARD-UP CERTIFICATE 07100017 EXPIRED ON 10/29/08.

Officer Snow reported he had spoken with the respondent earlier and agreed to recommend ordering compliance within 28 days or a fine of \$100 per day. He presented photos of the property and the case file into evidence.

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

Case: CE08040758

Blue Ribbon Properties LLC
716 Southwest 16 Avenue

This case was first heard on 6/19/08 to comply by 6/29 and 7/3/08. Violations were as noted in the agenda. The property was not complied the City was requesting imposition of a \$5,300 fine, which would continue to accrue until the property complied.

Mr. Steven Bader, owner, explained the parking lot project was scheduled for completion in August 2008. The project had been delayed by construction in the street since then.

Mr. Andre Cross, Code Enforcement Officer, stated this case was first cited in April 2008 before the road was torn up. He did not object to an extension now that the road was under construction.

Mr. Bader presented photos of the construction to Judge Hull.

Ms. Wald stated WaterWorks estimated this area of construction would be complete in February and recommended a 91-day extension.

Judge Hull granted a 91-day extension to 5/21/09, during which time no fines would accrue.

Case: CE08072606

Kia Investments Inc
2990 North Federal Highway

This case was first heard on 11/20/08 to comply by 1/1/09. Violations were as noted in the agenda. The property was not complied 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 there was a misunderstanding regarding compliance. She stated an application had been submitted, but another application was required for the neon sign.

Mr. Mehrzad Amini, owner, explained that the property had two tenants. The lower floor restaurant had applied for its sign permit, but the upstairs astrologer was having a difficult time paying the rent. Ms. Amini requested one month to determine whether the astrologer would be asked to leave and the sign removed. She added that it had been very difficult to communicate with the astrologer. Judge Hull wondered if Ms. Amini had the authority to remove the signs.

Ms. Wald said the City would not give legal advice regarding the authority to remove the sign; this should be in the tenants' leases.

Officer Gottlieb stated she had no objection to the request for an extension.

Judge Hull granted a 28-day extension to 3/19/09 during which time no fines would accrue.

Case: CE08032157

Request for extension

B I C Corp
5100 Northwest 10 Terrace

This case was first heard on 10/16/08 to comply by 1/15/09. Violations and extensions were as noted in the agenda. The property was not complied, fines had accrued to \$6,800, would continue to accrue until the property complied.

Mr. Sal Viscusi, Code Enforcement Officer, explained that this was a vacant lot. The issue was that a former tenant had used the lot for storage without a principal structure. When the owners became aware of the violations, the tenant had been evicted. . The owner was now addressing the issue of the fence on the property.

Mr. Edwatd Cayia, attorney, presented a copy of the lawsuit filed against the tenant related to the subleasing of space on the lot to truckers, which they used for storage. Mr. Cayia stated the property was 95% complied. He explained the tenant had left approximately two weeks ago in the middle of the night but had left many items still stored at the property. Mr. Cayia requested 60 days to address the fence issue.

Officer Viscusi did not object to the request for 60 days.

Judge Hull granted a 63-day extension to 4/23/09, during which time no fines would accrue.

Case: CE08061119

700 Northwest 12 Avenue LLC
735 Northwest 11 Avenue

This case was first heard on 10/2/08 to comply by 11/27/08. Violations and extensions were as noted in the agenda. The property was complied the City was requesting imposition of a \$1,000 fine.

Ms. Ingrid Gottlieb, Code Enforcement Officer, stated there had been a stipulated agreement with the owner, but there had been a delay with the permit. She requested imposition of administrative fees.

Mr. Roi Binshtok, owner, confirmed the parking lot was complete. He said he had called the City to request an extension on December 2, three days after the compliance date, and at the December 15 hearing he had been granted an extension until January 9, 2009. Fines had therefore accrued from 11/27/08 to 12/2/08.

Officer Gottlieb stated fines had run from 11/27/08 to 12/18/08. She remarked that the owner had not applied for the permit until after the case had been heard.

Judge Hull asked when Mr. Binshtok had applied for the permit.

Officer Gottlieb stated administrative costs for this case were \$860. The permit was applied for on November 13, 2008 and was issued on December 8, 2008. Mr. Binshtok was certain the permit application was submitted earlier than November 13, 2008.

Judge Hull imposed a \$500 fine.

Case: CE08121415

LaSalle Bank
C/O Wilshire Credit Corporation
353 Southwest 19 Avenue

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

Ms. Tammy Arana, 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 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.

Inspector Arana explained that the owner's attorney had informed her that the property was in foreclosure and the tenants were being evicted. In the meantime, the tenants were preventing work being done in the apartments. Inspector Arana recommended ordering compliance with 63 days.

Ms. Karen Black-Barron, attorney, requested 63 days to comply.

Judge Hull found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day for both violations.

Judge Hull clarified that he had "consolidated both charges into one, because they were akin to one another," and both items must be complied with in the 63 day period.

Case: CE08090803

Bank of New York
C/O Countrywide Home Loans Inc
1525 Northeast 18 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 complied the City was requesting imposition of a \$5,500 fine.

Ms. Karen Black-Barron, attorney, explained the holidays and miscommunication had delayed compliance. She requested the fine be reduced or waived, and said they would not object to paying the administrative costs.

Judge Hull remarked that banks tended to let foreclosed properties "sit there" while ignoring the health and welfare of the community. He said he was tired of how the bank had neglected this property to the detriment of the neighborhood.

Ms. Barron-Black stated in this case, the bank had moved as quickly as possible once they were aware of the problem and had access to the property.

Mr. McKelligett informed Judge Hull that the bank had taken possession of the property via certificate of title on August 20, 2008. Compliance was on 2/12/09.

Ms. Mary Rich, Code Enforcement Officer, stated she had only recently spoken to Ms. Barron-Black, after the property was complied. Before that, there had been no notification from the bank regarding the property's compliance.

Judge Hull imposed a \$4,000 fine.

Case: CE08121655

Louis James
1447 Northwest 6 Street

Certified mail sent to the owner was accepted on 2/9/09.

Ms. Wanda Sappington, Code Enforcement Officer, testified to the following violations:
47-24.1.B.

THERE HAS BEEN A CHANGE OF USE OF THIS PROPERTY
WITHOUT A DEVELOPMENT PERMIT AND PROPER APPROVALS.

47-34.1.A.1.

THERE IS A CONVENIENCE STORE BEING OPERATED IN
THIS RC-15 ZONED PROPERTY. THIS IS A NON-PERMITTED
USE OF THE PROPERTY PURSUANT TO TABLE A, SECTION
47-5.14 OF THE U.L.D.R.

47-34.2.B.

THE USE OF THIS BUILDING HAS BEEN CHANGED WITHOUT
OBTAINING APPROVAL OF THE CITY ZONING DEPARTMENT.

Complied:

9-328(b)

Mr. Lin Bradley, Code Enforcement Supervisor, stated the attorney was requesting a continuance.

Ms. Linda Socolow, attorney, requested a continuance to correct the violations.

Ms. Wald objected, because Judge Hull had not yet ruled that the violations existed. She asked that the case be heard, Judge Hull make this determination and recommend a time period for correction.

Ms. Socolow explained that her client had received a license from the City in December for a grocery store, but this was rescinded and he was told he was not permitted to have this use. In the meantime, her client had applied to the state for DVPR license to operate a restaurant, which was a permitted use at this site, and had applied to the City for a license to operate a restaurant. The inspection to operate as a restaurant was scheduled for February 24, 2009. Ms. Socolow's client was considering a change of use at the property to operate a grocery store as an accessory use to the restaurant, and she remarked that this would take some time.

Ms. Wald recommended again that Judge Hull hear the case and render a finding of fact.

Ms. Socolow was not willing to stipulate that a violation existed, and said there was some dispute as to the definition of a convenience store.

Judge Hull denied the request for a continuance.

Officer Sappington explained that the building was licensed as a restaurant in the 1980s, but was now being used as a grocery store. She stated this use require rezoning and approval from the Developmental Review Committee. Changing the use of the building from a restaurant to a grocery store also required approval from the City Zoning Department.

Greg Brewton, Planning and Zoning Department Director, explained that the violations related to the fact that the original approval for the site was for a restaurant, not a convenience/grocery store. This change of use required the property go through the proper permitting process and approval to meet applicable zoning code requirements.

Officer Sappington stated the conversion to a convenience store had occurred sometime prior to January 8, 2009, the date of her inspection.

Mr. Brewton stated the current use as a convenience store had never gone through the proper use approval process to meet applicable zoning code requirements. He added that it should also be determined that the restaurant use had never ceased. Mr. Brewton stated the property had split zoning, and under CB zoning, several types of retail businesses were permitted, subject to meeting applicable ULDR requirements. No changes of use would be permitted without further review.

Ms. Socolow reiterated her request for an extension for her client to go through the DRC process.

Mr. Tarek Bamlawian, tenant, said he had planned for this to be a restaurant/store, but the license for the restaurant "did not come in at that time when I first opened" and the City issued a license for the grocery, which was rescinded two weeks later. He stated he had invested a lot of money in the property, and requested an extension.

Mr. Brewton said he had met with the applicant and they had discussed the restaurant/store concept. He had informed the applicant that there was no such entity allowed within the City. Mr. Brewton was uncomfortable with the direction the applicant was going in terms of being able to meet the ULDR requirements. He had made the applicant aware of this and recommended they reconsider the activity to something that would be permitted under the ULDR.

Judge Hull said he was prepared to rule that there was a violation of City ordinance, and asked how much time was needed to cure the violations. Mr. Brewton believed 30 days would be sufficient time for the City to determine whether or not the applicant's plans met ULDR requirements.

Judge Hull found in favor of the City and ordered compliance within 28 days, by 3/19/09, or a fine of \$100 per day.

Judge Hull clarified that he was consolidating the three charges because they were all interrelated.

Ms. Wald remarked that it would be difficult to determine compliance if only one or two of the items were complied, and requested that Judge Hull not consolidate the violations.

Judge Hull reversed his previous decision to consolidate the violations.

Judge Hull found in favor of the City and ordered compliance within 28 days, by 3/19/09, or a fine of \$50 per day, per violation.

Mr. Courtney Case, neighbor, said the applicant knew from the beginning that a convenience store was not permitted on Sistrunk. The applicant had opened the restaurant and then installed shelving for stock items to sell. Mr. Case said five years ago the City had created very strict rules regarding convenience stores in this neighborhood.

Officer Sappington presented photos of the property, the case file, and the certified letter rescinding the business tax into evidence.

Mr. Louis James, owner, asked if he was still responsible for the code violations. Mr. Anthony Lockett, the owner's nephew, asked if the fine would be against the owner or the tenant. Judge Hull confirmed that the fine would be against the property owner. Mr. Lockett said when the property was leased to the tenant, it was explained that nothing could change regarding the structure of the building or the floor plan. The tenant had been notified by the owner's attorney that he was in violation of his lease by changing the business from a restaurant to a convenience store, and had 20 days to come into compliance. Mr. Brewton said since the lease prohibited any change to the floor plan he feared review by the DRC could be a waste of time. Judge Hull advised the parties they had 28 days to work this out.

Case: CE08072638

Joel Burns & Janine M Cesare
1760 Riverland Road

Ordered to reappear

This case was first heard on 11/20/08 to comply by 12/4/08. Violations and extensions were as noted in the agenda. The property was not complied the City was requesting imposition of a \$1,025 fine, which would continue to accrue until the property complied.

Mr. Joel Burns, owner, said the bus/recreational vehicle was now complied.

Mr. Andre Cross, Code Enforcement Officer, confirmed that 47-34.1.A.1. was complied on 1/18/09; the vehicle was registered and operable. The other two violations had been complied without fines.

Judge Hull imposed no fine.

Case: CE08090796

Gauthams Holdings LLC
1565 West Sunrise Boulevard

This case was first heard on 11/6/08 to comply by 11/20/08 and 1/9/09. Violations were as noted in the agenda. The property was not complied the City was requesting imposition of a \$3,300 fine, which would continue to accrue until the property complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, explained that the remaining violation concerned a pole sign that had a change of copy. The owner applied for the permit on 1/23/09. Officer Gottlieb said she would not object to a four-week extension for the permit to be issued.

The owner agreed to attend the 3/19/09 hearing.

Judge Hull granted a 28-day extension to 3/19/09, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CT08102011

Rap Holdings LLC
3624 Riverland Road

Service was via posting on the property on 1/26/09 and at City Hall on 2/5/09.

Complied:
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice dated 11/5/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 11/21/08, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Urow presented a copy of the affidavit of non-

compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Judge Hull imposed the \$200 civil penalty.

Ms. Wald explained the citation process to Judge Hull.

Case: CT08101972

Gloria E Marin
6815 Northwest 29 Avenue

Service was via posting on the property on 1/20/09 and at City Hall on 2/5/09.

18-27(a)

THERE IS LAWN OVERGROWTH PRESENT ON THE REAR SWALE
ON THIS PROPERTY FACING NW 68 ST.

Pursuant to Section 11-19, a Citation Violation Notice dated 11/12/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Viscusi presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$25 per day, with the right to mow the property.

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

Case: CT08102187

Tarpon River Holdings LLC
308 Southwest 9 Street

Certified mail sent to the owner was accepted on 2/2/09 and certified mail sent to the registered agent was accepted on 2/2/09.

Complied:
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice dated 12/16/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 1/12/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Snow presented a copy of the affidavit of non-

compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Judge Hull imposed the \$200 civil penalty.

Case: CT08110774

Dianne Magaldo
1017 Northwest 7 Avenue

Service was via posting on the property on 1/30/09 and at City Hall on 2/5/097.

18-27(a)

THE LAWN ON THE SOUTH SIDE OF THIS PROPERTY HAS
BECOME OVERGROWN AND IS NOT BEING MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 12/17/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Supervisor Pingitore presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$25 per day, with the right to mow the property.

Judge Hull 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: CT08120125

Steven Decker Estate
1044 Northwest 2 Avenue

Service was via posting on the property on 1/29/09 and at City Hall on 2/5/09.

18-27(a)

THE LAWN SURROUNDING THE COTTAGE BEHIND THE MAIN
HOUSE OF THIS PROPERTY HAS BECOME OVERGROWN AND IS
NOT BEING MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 12/17/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Supervisor Pingitore presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding

of fact and recommended ordering compliance within 14 days or a fine of \$25 per day with the right to mow.

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

Case: CT08102270

Yadira Gomez
228 Southwest 21 Street

Service was via posting on the property on 1/29/09 and at City Hall on 2/5/09.

Complied:
9-281(b)

Pursuant to Section 11-19, a Citation Violation Notice dated 11/6/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 11/21/08, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Mr. McKelligett presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$150.

Judge Hull imposed the \$150 civil penalty.

Case: CT08120645

Brian M & Maggy Dickens
1839 Park Lane

Service was via posting on the property on 1/29/09 and at City Hall on 2/5/09.

Complied:
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice dated 12/10/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 1/14/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Mr. McKelligett presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Judge Hull imposed the \$200 civil penalty.

Case: CT08120646

Equifirst Corporation
1843 Southwest Park Lane

Certified mail sent to the owner was accepted on 2/2/09 and notice was posted at City Hall 2/5/09.

Complied:
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice dated 12/9/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 2/17/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Mr. McKelligett presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Judge Hull imposed the \$200 civil penalty.

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

Case: CT08120528

Coral Ridge Joint Venture LLC
2518 Northeast 32 Avenue

Certified mail sent to the owner was accepted on 1/30/09 and certified mail sent to the registered agent was accepted on 1/30/09.

Complied:
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice dated 12/30/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 1/26/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Sotolongo presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Judge Hull imposed the \$200 civil penalty.

Case: CT08120530

Coral Ridge Joint Venture LLC
2512 Northeast 32 Avenue

Certified mail sent to the owner was accepted on 1/30/09 and certified mail sent to the registered agent was accepted on 1/30/09.

Complied:
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice dated 12/30/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 1/26/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Sotolongo presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Judge Hull imposed the \$200 civil penalty.

Case: CT08120553

Blue Lofts LLC
2800 Vistamar Street

Certified mail sent to the owner was accepted on 1/30/09.

18-27(a)

FENCED IN VACANT LOT IS OVERGROWN WITH GRASS,
WEEDS AND PLANT LIFE.

Pursuant to Section 11-19, a Citation Violation Notice dated 12/29/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied, the owner had not requested an administrative hearing to appeal the citation but had paid the civil penalty on 1/23/09. Officer Sotolongo presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$50 per day.

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

Case: CT08120345

Ralph W & Sharon A Imm
3171 Southwest 23 Street

Service was via posting on the property on 1/29/09 and at City Hall on 2/5/09.

18-27(a)

THERE IS RUBBISH, TRASH, AND DEBRIS SCATTERED ALL AROUND THE PROPERTY AND SWALE AREA, INCLUDING BUT NOT LIMITED TO YARD WASTE, METAL, CANS, AND FURNITURE.

Pursuant to Section 11-19, a Citation Violation Notice dated 12/16/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Campbell presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$50 per day, with the right to mow and clear the property.

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

Case: CT08101622

Wells Fargo Bank Trustee
3117 Southwest 16 Street

Service was via posting on the property on 2/4/09 and at City Hall on 2/5/09.

18-27(a)

THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS SCATTERED ALL AROUND THE PROPERTY AND SWALE AREA.

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Campbell presented a copy of the affidavit of non-compliance, photos of the property and the case file, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$50 per day, with the right to mow and clear the property.

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

Case: CT08102101

Bonefish Property Management
5401 Northeast 18 Avenue

Service was via posting on the property on 1/21/09 and at City Hall on 2/5/09.

Complied:
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice dated 11/7/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 12/23/08, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Bass presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Judge Hull imposed the \$200 civil penalty.

Case: CT08102193

David A Weinsbank
1472 Northeast 53 Court

Service was via posting on the property on 1/21/09 and at City Hall on 2/5/09.
18-27(a)

THE PROPERTY HAS BECOME OVERGROWN AND IS NOT BEING MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 11/14/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Bass presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$50 per day, with the right to mow the property.

Judge Hull 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: CT08102196

David A Weinsbank
1472 Northeast 53 Court

Service was via posting on the property on 1/21/09 and at City Hall on 2/5/09.
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.

Pursuant to Section 11-19, a Citation Violation Notice dated 11/14/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Bass presented a copy of the affidavit of non-compliance, photos of the property and the case file, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 10 days or a fine of \$200 per day.

Case: CT08110258

Charles L Lane & Patrick E Scott
2930 Northeast 41 Street

Service was via posting on the property on 1/21/09 and at City Hall on 2/5/09.

18-27(a)

THE LAWN AT THIS PROPERTY HAS BECOME OVERGROWN AND
IS NOT BEING MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 11/17/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Bass presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$50 per day with the right to mow the property.

Judge Hull 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: CT08102215

Jean Landry
1711 Coral Ridge Drive

Service was via posting on the property on 1/26/09 and at City Hall on 2/5/09.

Complied:
18-1

Pursuant to Section 11-19, a Citation Violation Notice dated 11/14/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on

12/1/08, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Rich presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Judge Hull imposed the \$200 civil penalty.

Case: CT08110350

Anouse Senatus-Verdine
1132 Northeast 10 Avenue

Service was via posting on the property on 1/26/09 and at City Hall on 2/5/09.

Complied:
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice dated 11/18/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 1/26/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Rich presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Judge Hull imposed the \$200 civil penalty.

Case: CT08120951

Jean Marie Pajonk
1656 Poinsettia Drive

Service was via posting on the property on 1/29/09 and at City Hall on 2/5/09.

18-27(a)

THERE IS GRASS/PLANT/WEED OVERGROWTH, TRASH,
RUBBISH, AND LANDSCAPE DEBRIS INCLUDING, BUT NOT
LIMITED TO, REAR OF PROPERTY.

Pursuant to Section 11-19, a Citation Violation Notice dated 12/29/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Rich presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$25 per day with the right to mow the property.

Judge Hull 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: CT08120947

Jean Marie Pajonk
1656 Poinsettia Drive

Service was via posting on the property on 1/29/09 and at City Hall on 2/5/09.

18-1

THE POOL AT THIS LOCATION HAS 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.

Pursuant to Section 11-19, a Citation Violation Notice dated 12/29/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Rich presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 10 days or a fine of \$200 per day.

Case: CT08120747

Wells Fargo Bank NA Trustee
1601 Northwest 7 Street

Certified mail sent to the owner was accepted on 1/31/09.

Complied:
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice dated 12/26/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 12/19/08, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Sappington presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Judge Hull imposed the \$200 civil penalty.

Case: CT08120765

Suanny Ortega
1605 Northwest 7 Street

Certified mail sent to the owner was accepted on 1/30/09.

18-27(a)

THERE IS TRASH, RUBBISH, AND DEBRIS SCATTERED
ABOUT THIS PROPERTY.

Pursuant to Section 11-19, a Citation Violation Notice dated 12/26/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Sappington presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$25 per day, with the right to mow.

Judge Hull 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: CT08111365

Jose & Maria Carrero
1106 Northwest 19 Street

Certified mail sent to the owner was accepted on 1/29/09.

18-27(a)

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

Pursuant to Section 11-19, a Citation Violation Notice dated 12/30/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Sappington presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$25 per day with the right to mow the property.

Judge Hull 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: CT08121089

Peggy Bell
1728 Northwest 18 Street

Certified mail sent to the owner was accepted on 1/30/09.

Complied;
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice dated 1/5/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 1/20/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Sappington presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Judge Hull imposed the \$200 civil penalty.

Case: CT08101387

Bernice H Graves
C/O June Thomas
1609 Southwest 14 Court

Service was via posting on the property on 1/20/09 and at City Hall on 2/5/09.

18-27(a)

THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 11/14/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Cross presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$50 per day, with the right to mow the property.

Judge Hull found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day, with the right to mow the property.

Case: CT08101782

Erika A Hope
1813 Southwest 10 Street

Service was via posting on the property on 1/20/09 and at City Hall on 2/5/09.

9-281(b)

THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO A DRESSER DRAWER AND TREE DEBRIS.

Pursuant to Section 11-19, a Citation Violation Notice dated 11/14/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Cross presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$100 per day, with the right to clean the property.

Judge Hull found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day, with the right to clean the property.

Case: CT08120610

Goran Dragoslavic
730 Southwest 13 Avenue # 1

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

Complied:
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice dated 12/23/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 1/9/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Cross presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Judge Hull imposed the \$200 civil penalty.

Case: CT08120989

Synergy Investment Group Inc
1251 Southwest 28 Way

Certified mail sent to the owner was accepted on 1/25/09 and certified mail sent to the registered agent was accepted on 1/28/09.

Complied:
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice dated 12/16/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 2/16/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Cross presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Judge Hull imposed the \$200 civil penalty.

Case: CT08121043

Jorge Fermin Cimitier & Betty Lewis
1816 Southwest 11 Court

Service was via posting on the property on 1/29/09 and at City Hall on 2/5/09.

18-27(a)

THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 12/29/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Cross presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$100 per day with the right to mow the property.

Judge Hull 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.

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

Case: CT08111098

Great States Development LLC
835 Northeast 17 Terrace

Certified mail sent to the owner was accepted on 1/28/09 and certified mail sent to the registered agent was accepted on 1/28/09.

Complied:

18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Thime presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Judge Hull imposed the \$200 civil penalty.

Case: CT08111099

Great States Development LLC
825 Northeast 17 Terrace

Certified mail sent to the owner was accepted on 1/28/09 and certified mail sent to the registered agent was accepted on 1/28/09.

Complied;
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Thime presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Judge Hull imposed the \$200 civil penalty.

Case: CT08111100

Great States Development LLC
833 Northeast 17 Terrace

Certified mail sent to the owner was accepted on 1/28/09 and certified mail sent to the registered agent was accepted on 1/28/09.

Complied:
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied but the owner

had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Thime presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Judge Hull imposed the \$200 civil penalty.

Case: CT08111102

Great States Development LLC
821 Northeast 17 Terrace

Certified mail sent to the owner was accepted on 1/20/09 and certified mail sent to the registered agent was accepted on 1/28/09.

Complied:
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Thime presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Judge Hull imposed the \$200 civil penalty.

Case: CT08120319

Wesley H & Barbara E Smith
2412 Del Mar Place

Service was via posting on the property on 2/6/09 and at City Hall on 2/12/09.
18-27(a)

THE YARD AND SWALE ON THIS PROPERTY ARE OVERGROWN
AND LITTERED WITH DEAD PLANTS.

Pursuant to Section 11-19, a Citation Violation Notice dated 1/5/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Thime presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$25 per day, with the right to mow and clean the property.

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

Case: CT08121217

Paisa Contracting
2319 Sea Island Drive

Complied:
18-1

Pursuant to Section 11-19, a Citation Violation Notice dated 12/19/08 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 1/13/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Thime presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Judge Hull imposed the \$200 civil penalty.

Case: CE08102136

David A Weinsbank
1472 Northeast 53 Court

Service was via posting on the property on 1/21/09 and at City Hall on 2/5/09.

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

THE WINDOWS HAVE BEEN BOARDED IN MANNER OTHER THAN
THE ORIGINAL CONSTRUCTION OF PROPERTY WITHOUT A
CERTIFICATE OF BOARDING.

Officer Bass presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$100 per day.

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

Case: CE08100459

Terri L Cloud
808 Northeast 17 Way

Violation:
18-27(a)

THERE ARE APPLIANCES STORED ON THE SOUTH SIDE OF
THIS BUILDING.

The City had a stipulated agreement with the owner to comply within 21 days or a fine of \$25 per day.

Judge Hull found in favor of the City, approved the stipulated agreement and ordered compliance within 21 days or a fine of \$25 per day.

Case: CE08100259

Carlos P Fermin
1713 Northeast 15 Avenue

Service was via posting on the property on 1/26/09 and at City Hall on 2/5/09.

Ms. Mary Rich, Code Enforcement Officer, testified to the following violations:
9-304(b)

THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THERE ARE WEEDS OVERGROWN IN GRAVEL DRIVEWAY.

9-306

THE EXTERIOR WALLS OF STRUCTURE ARE NOT MAINTAINED. THERE IS MISSING/CHIPPING PAINT IN AREAS. THE FASCIA BOARD IS ROTTEN/DAMAGED IN AREAS. ONE OR MORE BROKEN WINDOWS ON STRUCTURE.

Complied:
18-27(a)

Officer Rich presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 9-304(b) and 9-306 within 63 days or a fine of \$25 per day, per violation.

Judge Hull found in favor of the City and ordered compliance with 9-304(b) and 9-306 within 63 days or a fine of \$25 per day, per violation.

Case: CE09010169

James T Noonan
4511 Northwest 12 Avenue

Certified mail sent to the owner was accepted on 2/5/09.

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violation:
BCZ 39-275(6)(b)

THERE IS OUTDOOR STORAGE PRESENT ON THIS PROPERTY,
THAT INCLUDES BUT IS NOT LIMITED TOO BAGS OF MULCH,

BOXES, PLASTIC CONTAINERS, VACUUM, FANS, WOOD MATERIALS, PLASTIC BUCKETS, INDOOR FURNITURE (COUCH LIKE CHAIR ON FRONT PATIO), ETC.

Complied:
18-27(a)

Officer Viscusi said he had spoken several times with the owner, who lived in New Jersey, who informed him that the tenants kept storing items on the property. Officer Viscusi presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with BCZ 39-275(6)(b) within 14 days or a fine of \$25 per day.

Judge Hull found in favor of the City and ordered compliance with BCZ 39-275(6)(b) within 14 days or a fine of \$25 per day.

Case: CE08081963

Gary Shehan
1710 Southwest 32 Street

Service was via posting on the property on 1/26/09 and at City Hall on 2/5/09.

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

OVERGROWTH OF GRASS/PLANT LIFE ON PROPERTY.

9-280(b)

GE UTILITY BOX IN REAR OF PROPERTY NOT REASONABLY WEATHER AND WATER TIGHT AND RODENT PROOF. THERE ARE MISSING OUTLET COVERS INCLUDING BUT NOT LIMITED TO THE LIVING ROOM AND BEDROOMS.

Withdrawn:
9-279(e)

Officer Urow presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 18-27(a) and 9-280(b) within 14 days or a fine of \$25 per day, per violation.

Judge Hull found in favor of the City and ordered compliance with 18-27(a) and 9-280(b) within 14 days or a fine of \$25 per day, per violation.

Case: CE08102040

701 Gas Corp
701 West Broward Boulevard

Violation:
47-19.5.D.5.

THERE IS A CEMENT SLAT FENCE AT THE NORTH SIDE OF THIS COMMERCIAL PROPERTY, FACING AN ALLEY Way , THAT IS IN DISREPAIR. SEVERAL SLATS ARE BROKEN AND MISSING, INCLUDING THOSE AROUND THE DUMPSTER ENCLOSURE.

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$100 per day.

Judge Hull found in favor of the City, approved the stipulated agreement and ordered compliance within 91 days or a fine of \$100 per day.

Case: CE08031814

John & Astrid Puente
Carl & Iryna Bergstrom
1110 Southwest 1 Street

Certified mail sent to the owner was accepted on 1/21/09 and personal service owner was accepted on 2/17/09.

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

THERE IS STILL ROTTEN FASCIA AND UNPAINTED AREAS
ON THE HOUSE

Complied:

47-24.11.C.9.b.i.(a)
47-24.11.C.9.b.i.(b)
9-280(b)
9-307(a)

Officer Snow presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 9-306 within 77 days or a fine of \$50 per day.

Judge Hull found in favor of the City and ordered compliance with 9-306 within 77 days or a fine of \$50 per day.

Case: CE08082174

Arthur A Wells
865 Northwest 16 Avenue

Service was via posting on the property on 1/20/09 and at City Hall on 2/5/09.

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 presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$25 per day with the right to mow the property.

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

Case: CE08100618

Deutsche Bank National Trust Company
Trust C/O Fidelity/Barclay's Capital
1618 Northwest 14 Street

Certified mail sent to the owner was accepted on 2/4/09.

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 into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$100 per day.

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

Case: CE08110890

Nettie Dwight
1030 Northwest 25 Avenue

Service was via posting on the property on 2/3/09 and at City Hall on 2/5/09.

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

THERE IS ROTTING WOOD AND BEAMS ON THE CARPORT STRUCTURE. THERE HAVE BEEN NEW WOOD BEAMS INSTALLED, BUT THE WORK HAS NOT BEEN COMPLETED AND PAINTED IN ORDER TO BE WEATHERPROOF AND WATERTIGHT AS REQUIRED.

9-313(a)

THERE ARE NO ADDRESS NUMBERS VISIBLE ON THE HOUSE.

Officer Gottlieb presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 9-280(b) within 6 weeks or a fine of \$25 per day and with 9-313(a) within 2 weeks or a fine of \$25 per day.

Judge Hull found in favor of the City and ordered compliance with 9-280(b) within 6 weeks or a fine of \$25 per day and with 9-313(a) within 2 weeks or a fine of \$25 per day.

Case: CE08111432

Brian Moses
2337 Northwest 14 Street

Service was via posting on the property on 1/21/09 and at City Hall on 2/5/09.

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

THIS HOME IS CURRENTLY OCCUPIED WITHOUT THE
ELECTRICITY TO PROVIDE THE REQUIRED HOT WATER TO
THE RESIDENCE.

9-279(f)

THERE IS NO CITY WATER SERVICE AT THIS OCCUPIED
RESIDENCE.

9-313(a)

THERE ARE NO ADDRESS NUMBERS VISIBLE FROM THE
STREET.

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

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

Case: CE08092384

John Dokimos & Middle River Oasis LLC
524 Bayshore Drive

Service was via posting on the property on 1/29/09 and at City Hall on 2/5/09.

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

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ALL OVER THE PROPERTY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, FURNITURE ITEMS, A/C UNITS AND APPLIANCES.

47-19.4.D.1.

THERE IS NO DUMPSTER ENCLOSURE ON THE PROPERTY TO CONCEAL THE FOUR YARD BULK TRASH CONTAINER BEING STORED ON THE PROPERTY.

Officer Sotolongo presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE08090722

Haim Bazelnov
240 Southwest 20 Avenue

Service was via posting on the property on 1/28/09 and at City Hall on 2/5/09.

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

THIS BUILDING IS BOARDED WITHOUT FIRST OBTAINING A BOARD UP CERTIFICATE.

Officer Cross presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$100 per day.

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

Case: CE08120331

Haim Bazelnov
240 Southwest 20 Avenue

Service was via posting on the property on 1/20/09 and at City Hall on 2/5/09.

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

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

Officer Cross presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day, with the right to board the building.

Judge Hull 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 building.

Case: CE08121199

Haim Bazelnov
260 Southwest 20 Avenue

Service was via posting on the property on 1/28/09 and at City Hall on 2/5/09.

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

THIS BUILDING IS BOARDED WITHOUT FIRST OBTAINING A
BOARD UP CERTIFICATE.

Officer Cross presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$100 per day.

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

Case: CE08121200

Enclave At The Oaks Townhomes LLC
1901 Southwest 5 Place

Service was via posting on the property on 1/28/09 and at City Hall on 2/5/09.

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

THIS BUILDING IS BOARDED WITHOUT FIRST OBTAINING A
BOARD UP CERTIFICATE.

Officer Cross presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$100 per day.

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

Case: CE08090226

3333 Davie LLC
3343 Davie Boulevard

Violation:

9-280(b)

THE FRONT DOOR OF THIS UNIT IS DAMAGED AND IN
DISREPAIR. CEILING HAS WATER DAMAGE. DRYWALL IS
BULGING AND FALLING DOWN.

Complied:

9-276(c)(3)

9-280(g)

9-308(a)

The City had a stipulated agreement with the owner to comply 9-280(b) within 35 days or a fine of \$50 per day.

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

Case: CE08100691

Craig Christopher Estate
2316 Southwest 35 Avenue

Service was via posting on the property on 1/20/09 and at City Hall on 2/5/09.

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, GARBAGE
BAGS, AND UNMAINTAINED BUSHES AND SHRUBS.

Complied:

24-27.(f)

Officer Campbell presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$50 per day, with the right to mow and clear the property.

Judge Hull 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 and clear the property.

Case: CE09010316

Joy J Kellerman
3827 Southwest 12 Court

Service was via posting on the property on 1/28/09 and at City Hall on 2/5/09.

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

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

Officer Campbell presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to board the building.

Judge Hull 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 building.

Case: CE08100929

Wesley E Stevens
2118 Southwest 37 Terrace

Service was via posting on the property on 1/20/09 and at City Hall on 2/5/09.

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

THERE ARE BROKEN, BOARDED WINDOWS ON THIS
PROPERTY.

9-280(h)(1)

THERE IS A WOODEN GATE/FENCE ON THIS PROPERTY THAT
IS DAMAGED AND IN DISREPAIR AND ALLOWS
UNAUTHORIZED ACCESS TO THE POOL IN THE REAR.

Officer Campbell presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 9-280(b) within 21 days or a fine of \$50 per day and with 9-280(h)(1) within 14 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance with 9-280(b) within 21 days or a fine of \$50 per day and with 9-280(h)(1) within 14 days or a fine of \$100 per day.

Case: CE09010319

Lancaste Investments LLC Trustee
3733 Southwest 12 Court

Service was via posting on the property on 1/28/09 and at City Hall on 2/5/09.

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

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

Officer Campbell presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to board the building.

Judge Hull 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 building.

Case: CE09011160

Regions Bank
3751 Southwest 23 Street

Certified mail sent to the owner was accepted on 1/30/09.

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

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

Officer Campbell presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to board the building.

Judge Hull 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 building.

Case: CE08091334

Yajaira Perez
1209 Northwest 5 Avenue

Service was via posting on the property on 1/28/09 and at City Hall on 2/5/09.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, 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.

Supervisor Pingitore presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to board the building.

Judge Hull 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 building.

Case: CE08092099

David J Townsend
1625 Northwest 3 Avenue

Service was via posting on the property on 1/27/09 and at City Hall on 2/5/09.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, testified to the following violation:
9-308(b)

THE ROOF ON THIS PROPERTY IS DIRTY AND STAINED AND
IS NOT BEING MAINTAINED IN A CLEAN CONDITION.

Complied:
47-19.9

Supervisor Pingitore presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 9-308(b) within 28 days or a fine of \$50 per day.

Judge Hull found in favor of the City and ordered compliance with 9-308(b) within 28 days or a fine of \$50 per day.

Case: CE08121396

Ricky D Lewis
1413 Northwest 8 Avenue

Service was via posting on the property on 1/29/09 and at City Hall on 2/5/09.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, 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.

Supervisor Pingitore presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to board the building.

Judge Hull 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 building.

Case: CE09010029

Steven F Petite
1038 Northwest 3 Avenue

Certified mail sent to the owner was accepted on 2/3/09; service was also via posting at City Hall on 2/5/09.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, testified to the following violations:
24-28(a)

THIS MULTIFAMILY RESIDENCE DOES NOT HAVE TRASH
RECEPTACLES AND TRASH COLLECTION SERVICE AS
REQUIRED BY CODE.

9-279(f)

THIS PROPERTY IS BEING OCCUPIED WITHOUT CONNECTION
TO THE CITY'S WATER SERVICE.

Supervisor Pingitore presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$250 per day, per violation.

Judge Hull found in favor of the City and ordered compliance within 10 days or a fine of \$250 per day, per violation.

Case: CE09010714

Janice Danziger
1201 Northwest 2 Avenue

Certified mail sent to the owner was accepted on 1/30/09.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, 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.

Supervisor Pingitore presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to board the building.

Judge Hull 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 building.

Case: CE09011128

LaSalle Bank NA Trustee
1107 Northeast 3 Avenue

Certified mail sent to the owner was accepted on 2/4/09; service was also via posting at City Hall on 2/5/09.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, 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.

Supervisor Pingitore presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to board the building.

Judge Hull 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 building.

Case: CE08042308

Marcos Luis Fernandez
1429 Southwest 9 Street # 03

Service was via posting on the property on 2/10/09 and at City Hall on 2/5/09.

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

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Arana recommended ordering compliance within 28 days or a fine of \$250 per day.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day.

Case: CE08120116

Robert McCook
538 Bayshore Drive

Certified mail sent to the owner was accepted on 1/31/09.

Ms. Tammy Arana, 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.

Inspector Arana stated it appeared the State would rescind the fire alarm requirement for buildings with 11 or more units under 4 stories, so she would request a lengthy extension for NFPA 101:31.3.4.1.1.

Inspector Arana recommended ordering compliance with NFPA 101 31.3.4.5.1 within 63 days or a fine of \$250 per day and with NFPA 101:31.3.4.1.1 within 6 months or a fine of \$500 per day.

Judge Hull found in favor of the City and ordered compliance with NFPA 101 31.3.4.5.1 within 63 days or a fine of \$250 per day and with NFPA 101:31.3.4.1.1 within 6 months or a fine of \$500 per day.

Case: CE08120389

Charles Bechert & Mark Miller
5421 Northeast 18 Avenue

Service was via posting on the property on 2/9/09 and at City Hall on 2/5/09.

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 recommended ordering compliance within 63 days or a fine of \$250 per day, per violation.

Judge Hull found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day, per violation.

Case: CE08121083

Church of Christ Holiness Unto the Lord Inc.
2301 Northwest 22 Street

Certified mail sent to the owner was accepted on 2/3/09 and certified mail sent to the registered agent was accepted on 1/20/09.

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

NFPA 1:1.7.5.1

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY
INSPECTION.

Inspector Arana recommended ordering compliance within 28 days or a fine of \$250 per day.

Judge Hull found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day.

Case: CE08121272

Alexander Strand & Mario A Trevino
1215 Northeast 6 Street

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

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 stated the owner was awaiting finalization of the after-the-fact permit. She recommended ordering compliance within 63 days or a fine of \$100 per day.

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

Case: CE08121275

Areca Palms LLC
912 North Victoria Park Rd

Certified mail sent to the owner was accepted on 1/13/09 and certified mail sent to the registered agent was accepted on 1/13/09.

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 explained that the owner was in the process of evicting tenants and could not gain access to the apartments. She recommended ordering compliance within 63 days or a fine of \$250 per day.

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

Case: CE08121276

Dee Matt Inc
4833 Northeast 23 Avenue

Certified mail sent to the owner was accepted on 1/20/09 and certified mail sent to the registered agent was accepted on 1/15/09.

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 recommended ordering compliance within 63 days or a fine of \$250 per day.

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

Case: CE08101261

Rufus & Carolyn Terry
1621 Northwest 18 Avenue

This case was first heard on 12/18/08 to comply by 12/28/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,100 fine plus \$802.24 in board-up costs for a total of \$1,902.24.

Judge Hull imposed the \$1,902.24 fine.

Case: CE08091416

Pineapple Sky Inc
1627 Northeast 1 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 a \$1,400 fine plus \$639.79 in board-up costs for a total of \$2,039.79.

Judge Hull imposed the \$2,039.79 fine.

Case: CE08080560

Maria Amelia Vincente
812 Southwest 8 Avenue

This case was first heard on 12/4/08 to comply by 1/1/09. Violations were as noted in the agenda. The property was complied the City was requesting imposition of a \$3,150 fine.

Judge Hull imposed the \$3,150 fine.

Case: CE08091185

Thomas N Lupari
1140 Northeast 16 Terrace

This case was first heard on 12/4/08 to comply by 12/18/08. Violations were as noted in the agenda. Not The property was complied the City was requesting imposition of a \$1,550 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$1,550 fine, which would continue to accrue until the property complied.

Case: CE08072285

Charles M & Donna A Jordan
1300 Southwest 29 Avenue

Ordered to reappear

This case was first heard on 10/16/08 to comply by 11/13/08. Violations and extensions were as noted in the agenda. The property was not complied the City was requesting imposition of an \$850 fine, which would continue to accrue until the property complied.

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

Case: CE08092178

Deutsche Bank National Trust Company Trustee
1106 Northeast 1 Avenue

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 the City was requesting imposition of a \$2,300 fine.

Judge Hull imposed the \$2,300 fine.

Case: CE08080425

United Realty Management Inc
1400 Northwest 8 Avenue

This case was first heard on 11/20/08 to comply by 12/11/08 and 1/8/09. Violations and extensions were as noted in the agenda. The property was not complied the City was requesting imposition of a \$1,025 fine, which would continue to accrue until the property complied.

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

Case: CE08081264

GMAC Mortgage LLC
1545 Northwest 8 Avenue

This case was first heard on 11/20/08 to comply by 1/8/09. Violations were as noted in the agenda. The property was not complied the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property complied.

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

Case: CE08091388

Aurora Loan Services LLC
1224 Northwest 3 Street

This case was first heard on 12/4/08 to comply by 12/18/08 and 1/3/09. Violations and extensions were as noted in the agenda. The property was not complied the City was requesting imposition of a \$17,800 fine plus \$1,723.98 board up costs, for a total of \$19,523.98, which would continue to accrue until the property complied.

Judge Hull imposed the \$19,523.98 fine, which would continue to accrue until the property complied.

Case: CE08061844

James Swinton
3730 Southwest 1 Street

Vacate order of 1/15/09

Mr. McKelligett announced that this was a request to vacate the order dated 1/15/09.

Judge Hull vacated the 1/15/09 order.

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:

CT08102319	CT08120782	CT08120787	CT08102182
CT08102185	CT08120949	CE08120208	CE08120878
CE08101433	CE08121413	CE08101919	CE08110866
CE08120729	CE08100763	CE08091090	CE08120370
CE08120933	CE08121080	CE08121081	CE08121082
CE08121085	CE08121090	CE08121093	CE08121096
CE08121106	CE08121222	CE08121223	CE08121224
CE08121225	CE08121226	CE08121227	CE08121270
CE08121271	CE08121273	CE08121274	CE08121391
CE08121392	CE08121431	CE09010129	CE09010130
CE09010145	CE09010212	CE09010213	CE09010219
CE09010258			

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:

CE08121716	CE08120461	CE08110838	CE08121343
CE09010589	CE09010317	CE08121472	

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:

CE08080331	CE09010575	CE09011096	CE09011097
CE09011173	CE08092232		

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:

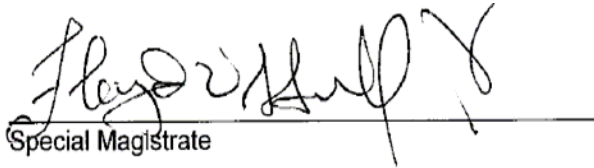
CE08092229	CE08071575
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Cases Closed

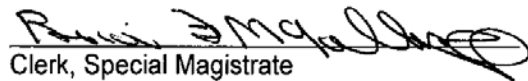
Mr. McKelligett announced that the below listed cases had been closed. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE08061659 CE08061699 CE08120178

There being no further business, the hearing was adjourned at **1:28** p.m.


Special Magistrate

ATTEST:


Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services