

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
ROSE-ANN FLYNN PRESIDING
MARCH 5, 2009
9:00 A.M. – 11:48 A.M.**

Staff Present:

Mary Allman, Secretary Special Magistrate
Sue Manning, Secretary, Special Magistrate
Erin Peck, Clerk III
Brian McKelligett, Clerk of Special Magistrate - Supervisor
Cheryl Pingitore, Code Enforcement Supervisor
John Gossman, Code Enforcement Supervisor
Ginger Wald, Assistant City Attorney
Tammy Arana, Fire Inspector
Stephanie Bass, Code Enforcement Officer
Mark Campbell, Code Enforcement Officer
Leonard Champagne, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Aretha Davis, Code Enforcement Officer
Alejandro DelRio, Code Enforcement Officer
Dick Eaton, Code Enforcement Officer
Ingrid Gottlieb, Code Enforcement Officer
Todd Hull, Code Enforcement Officer
Karl Lauridsen, Landscape Inspector
Wilson Quintero, Code Enforcement Officer
Mary Rich, Code Enforcement Officer
Wanda Sappington, Code Enforcement Officer
Bill Snow, Code Enforcement Officer,
Mario Sotolongo, Code Enforcement Officer
Ursula Thime, Code Enforcement Officer
Barbara Urow, Code Enforcement Officer,
Salvatore Viscusi, Code Enforcement Officer
Diana Cahill, Clerk III
Polly Levinson, Clerk II

Respondents and Witnesses

CE08041649: Thomas Thompson, Pastor
CE08050010: Vilamar Julme, owner; Rolando Pena, contractor
CE08060315: Harry Singh, owner's brother
CE08081860: Sandra Boos, owner
CE08061807: Roland Faith, owner
CE08061820: Anthony Lopez, attorney
CE08101749: Travis Herring, owner; Christopher Gallagher, owner; Peter Haynes, tenant

CE08061882: Nicole Cox, owner
CE08042409; CE08031006: Robert Lurer, seller; Eliyahly Bohadamah, buyer
CE08061861: Betty Monezis, owner
CE08061806: Yehuda Peress, owner
CE08071281: Luvia Pierre, owner; Jacque Pierre, owner
CE 08051745: Pierre Petite Frere, pastor
CT08121647: Se H. Pak, general manager
CT09010624; CT09010626; CT09010630: Krzystof R.Tylinski, owner
CE08091692: Matthew Carfi, owner
CE08110002: Polly Rutnik, power or attorney
CT09010260: Kamal Dawkins, owner's son
CE08101370: Mehrzad Amini, owner
CE08111003: Kyle Hansen, owner
CE08011069: James Birr, attorney

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: CE08061882

Nicole M Cox
733 Southwest 13 Avenue # 1

This case was first heard on 11/20/08 to comply by 1/15/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$3,000 fine.

Ms. Tammy Arana, Fire Inspector, confirmed the property was complied. She said the contracted had not called for the final inspection before fines accrued. Inspector Arana recommended abatement of the fines because the owner had been cooperative.

Ms. Nicole Cox, owner, thanked Ms. Flynn for abating the fines.

Ms. Flynn imposed no fine.

Case: CE08101749

Cravis Holdings LLC
717 Northwest 1 Street

Certified mail sent to the owner was accepted [no date] and certified mail sent to the registered agent was accepted on 2/5/09.

Mr. Wilson Quintero, Code Enforcement Officer, testified to the following violation:

47-19.9.A.2.b.

THERE IS OUTDOOR STORAGE OF GOODS AND MATERIALS IN THE REAR OF THIS COMMERCIAL PROPERTY ZONED B-3 THAT IS NOT SCREENED BY A WALL IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 47-19.5 INCLUDING, BUT NOT LIMITED TO DISMANTLED VEHICLES, METAL PARTS.

Complied:

9-306

47-20.10.A.

Officer Quintero presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 47-19.9.A.2.b. within 28 days or a fine of \$100 per day.

Mr. Travis Herring, owner, stated he was trying to determine what must be done to comply.

Officer Quintero stated there were tires and dismantled vehicles stored on the property, but there should be no storage there, unless they erected a wall.

Ms. Flynn advised Mr. Herring to work with Inspector Quintero to determine what must be done to comply the property. Officer Quintero said he had informed the tenant that the cars, overgrowth and tires must be removed.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.9.A.2.b. within 49 days or a fine of \$100 per day.

Case: CE08011069

William Mck Jr & Gloria Gibson
5400 Northeast 22 Avenue

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, the City was requesting imposition of a \$1,900 fine, which would continue to accrue until the property complied.

Mr. Karl Lauridsen, Landscape Inspector, reported the violation was complied via a payment to the Tree Canopy Trust Fund and the issuance of a permit to install code-required trees on the property. .

Mr. James Birr, attorney, said the trees had been removed without the owner's knowledge. He explained the owner had health and emotional issues and had moved in with her daughter, believing that her son had taken care of the problems at the property. When Ms. Gibson became aware her son had not resolved the issue, she had called and taken care of it immediately. Mr. Birr requested that no fine be imposed.

Inspector Lauridsen recommended reducing the fine to cover administrative costs.
Ms. Flynn imposed a \$300 fine to cover administrative costs.

Case: CE08111003

Joelle Kuhn & Kyle Hansen
5211 Northeast 17 Avenue

Service was via posting on the property on 2/11/09 and at City Hall on 2/19/09.

Ms. Stephanie Bass, Code Enforcement Officer, testified to the following violation:
47-34.4 B.3.a.

THERE IS OVERNIGHT STORAGE OF A WHITE COMMERCIAL 6-
WHEELED PANEL TRUCK IN A RESIDENTIAL AREA BETWEEN
THE HOURS OF 9 PM TO 6 AM.

Officer Bass presented photos of the property and the case file into evidence.

Mr. Kyle Hansen, owner, said he could not afford to pay to store his vehicle in another safe location.

Officer Bass requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$50 per day.

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

Case: CE08061861

Betty Louise & Mona L Monezis
919 Southwest 2 Court

This case was first heard on 11/20/08 to comply by 1/15/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$10,250 fine.

Ms. Tammy Arana, Fire Inspector, confirmed the property was complied. She explained the owner had a "very hard time with a contractor," and the delay had been his responsibility. She recommended no fine be imposed.

Ms. Betty Monezis, owner, thanked Ms. Flynn for abating the fine.

Ms. Flynn imposed no fine.

Case: CE08031006

Pamela Peters Road LLC
840 Northwest 3 Avenue

Request for extension

This case was first heard on 8/21/08 to comply by 9/25/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,350 fine, which would continue to accrue until the property complied.

Mr. Wilson Quintero, Code Enforcement Officer, stated the only remaining violation was the board-up certificate. He recommended a 35-day extension.

Mr. Robert Lurer, seller, explained that the two cases referred to one building that was owned by two people as a result of fraud. The property was now owned entirely by one person, who had started to work on the building. Mr. Lurer requested an extension to allow the owner to complete the work and for the title to transfer.

Mr. Eliyahly Bohadamah, buyer, requested 59 days to comply. He was worried that someone would break in if he removed the boards.

Ms. Flynn granted a 42-day extension to 4/16/09, and ordered the respondent to reappear at that hearing.

Case: CE08042409

Request for extension

Gold Hand Construction Corp
838 Northwest 3 Avenue

This case was first heard on 8/7/08 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 \$650 fine, which would continue to accrue until the property complied.

Officer Quintero said the only remaining violation was the lack of a permit for the board-up.

Mr. Lurer confirmed that the situation for this property was the same as the previous case property.

Ms. Flynn granted a 42-day extension to 4/16/09, and ordered the respondent to reappear at that hearing.

Case: CE08110002

Request for extension

Le Cotillion Co-Op
2800 Northeast 14 Street

This case was first heard on 1/15/09 to comply by 3/5/09. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/6/09.

Ms. Polly Rutnik, power of attorney, confirmed that the smoke detectors were installed, and requested an extension for the fire alarm system, as the State might soon rescind this requirement.

Ms. Tammy Arana, Fire Inspector, stated her main concern was the smoke detectors, and she did not object to an extension.

Ms. Flynn granted an extension to 12/3/09, during which time no fines would accrue.

Case: CE08061820

Ten At Victoria Park Condo
639 Northeast 10 Avenue

This case was first heard on 11/20/08 to comply by 1/15/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$12,000 fine, which would continue to accrue until the property complied.

Ms. Tammy Arana, Fire Inspector, said she would not object to an extension, because Mr. Lopez had just been retained to represent the unit owners.

Mr. Anthony Lopez, attorney, explained that currently the condo association was defunct; there was no board and no attorney for the association. He said he would be responsible to see that the smoke detectors were installed.

Ms. Flynn granted a 91-day extension to 6/4/09, during which time no fines would accrue.

Case: CE08091692

Frank J & Matthew J Carfi
2724 Northeast 15 Street

This case was first heard on 11/6/08 to comply by 1/15/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$6,000 fine.

Mr. Matthew Carfi, owner, said the smoke alarms had been installed 11/12/08 but the electrician had not called for inspection.

Ms. Tammy Arana, Fire Inspector, confirmed that the problem had been that the contractor had not called for final inspection in time. She recommended abatement of the fines.

Ms. Flynn imposed no fine.

Case: CE08081860

Lawrence Boos III & Sandra E Boos
537 Northwest 12 Avenue

This case was first heard on 12/4/08 to comply by 12/25/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$275 fine.

Ms. Sandra Boos, owner, said the work had been delayed because she had been away around the holidays.

Ms. Flynn imposed a \$100 fine.

Case: CT09010260

Clifton Dawkins
2830 Northwest 24 Street

Certified mail sent to the owner was accepted on 2/19/09.

Violation:

18-27(a)

THERE ARE LARGE PILES OF CONSTRUCTION DEBRIS AND
OTHER TRASH ON THIS UNINHABITED PROPERTY. THE LAWN
IS OVERGROWN.

Pursuant to Section 11-19, a Citation Violation Notice dated 1/14/09 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 Gottlieb 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 clear the property.

Mr. Kamal Dawkins, the owner's son, stated his father had just come out of the hospital. He explained that they had stopped work on the property while there was street construction taking place. He requested a month to clean up the property. Officer Gottlieb noted the road construction was complete. She said the neighbors had complained about the property, and she felt it could be cleared of overgrowth and debris by the date specified on the citation.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day, with the right to clear and mow the property.

Case: CE08041649

Gospel Arena Of Faith Inc
317 Northwest 6 Street

This case was first heard on 11/6/08 to comply by 1/29/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property complied.

Mr. Wilson Quintero, Code Enforcement Officer, said the pastor was trying to comply, but the church was experiencing financial difficulty. He recommended a 56-day extension.

Mr. Thomas Thompson, Pastor, required additional time to comply.

Ms. Flynn granted a 56-day extension to 4/30/09, during which time no fines would accrue.

Case: CT08121647

Lee Group Financial LLC
1417 Northwest 13 PL

Certified mail sent to the owner was accepted on 2/13/09 and certified mail sent to the registered agent was accepted on 2/13/09.

Complied:
18-1

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 1/28/09, 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.

Mr. Se H. Pak, owner, said he had experienced a problem with the general contractor. He asked Ms. Flynn to abate the fine, since he had complied the violations. Ms. Flynn explained that since he had not complied by the deadline, the civil fine must be imposed.

Ms. Flynn imposed the \$200 civil fine.

Case: CE08060315

Ramnarine Singh
528 Northeast 14 Place

This case was first heard on 10/2/08 to comply by 1/15/09. 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. Ingrid Gottlieb, Code Enforcement Officer, said the owner had informed her he had hired a contractor, and said she would not object to a short extension.

Mr. Harry Singh, the owner's brother, said he had found a contractor, but had subsequently decided to do the work himself because the contractor was too expensive. He requested 90 days.

Ms. Flynn to grant a 42-day extension to 4/16/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08101370

Kia Investments Inc
2991 Middle River Drive

This case was first heard on 11/20/08 to comply by 1/15/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$10,250 fine.

Mr. Mehrzad Amini, owner, said it had been difficult to communicate with the tenant.

Ms. Tammy Arana, Fire Inspector, confirmed that the property was complied, and the owners had problems with the contractors calling in for final inspections. She recommended abatement of the fines.

Ms. Flynn imposed no fine.

Case: CE08050010

Vilamar Julme & Florvil Saint-Louis
500 Northeast 13 Street

This case was first heard on 8/21/08 to comply by 9/18/08. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$2,900 fine.

Ms. Ingrid Gottlieb, Code Enforcement Officer, confirmed the property was complied.

Mr. Rolando Pena, contractor, stated Ms. Flynn had informed them at the last hearing that they should return if they could not comply in time. He was aware they had exceeded the due date by a few days, but did not know how \$2,900 in fines had accrued. He added that the owner did not speak good English. Officer Gottlieb agreed there was a language barrier with the owner.

Ms. Flynn pointed out that the City had incurred administrative costs.

Ms. Flynn imposed a \$600 fine.

Case: CE08061807

Ft Lauderdale Victoria Park LLC
601 Northeast 16 Avenue

This case was first heard on 11/20/08 to comply by 1/15/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$6,500 fine.

Mr. Roland Faith, owner, explained that demolition was begun by December 1.

Ms. Tammy Arana, Fire Inspector, agreed the building was complied and recommended abatement of the fines.

Ms. Flynn imposed no fine.

Case: CE08071281

Ordered to reappear from 2/5/09

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

This case was first heard on 12/4/08 to comply by 12/18/08. Violations and extensions 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. Aretha Davis, Code Enforcement Officer, presented photos taken on March 2nd depicting the two derelict vehicles on the property.

Mr. Jacque Pierre, owner, said his wife had spent much time in the hospital for the past eight years, and he spent much time visiting her there. He said he had moved one of the cars, and he drove the other.

Inspector Davis agreed to reinspect the property and determine if the remaining vehicle was legal. If it was not, it would be towed.

Ms. Flynn ordered Mr. Pierre to reappear in 14 days, on 3/19/09.

Case: CE08061806

924 Northeast 17 Terrace LLC
924 Northeast 17 Terrace

This case was first heard on 11/20/08 to comply by 1/15/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,000 fine.

Mr. Yehuda Peress, owner, informed Ms. Flynn he had acted as soon as he received the notices. He requested abatement of the fines.

Ms. Tammy Arana, Fire Inspector, agreed the property was complied, and recommended abatement of the fines.

Ms. Flynn imposed no fine.

Case: CT09010624

Alba G Tylinski
2319 Northeast 35 Drive

Service was via posting on the property on 2/11/09 and at City Hall on 2/19/09.

Complied:
18-1

Pursuant to Section 11-19, a Citation Violation Notice dated 1/16/09 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 3/3/09, 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.

Officer Bass noted that the pool had been drained, but still contained trash and debris.

Mr. Krzysztof Tylinski, owner, said this was a construction site, so by the time he received the notices they were past due. As soon as he was aware of the violations he had taken action. Officer Bass stated she had explained to Mr. Tylinski that even though the pool had been drained, he would be assessed the civil penalty. She had also pointed out that the property was still overgrown. Officer Bass informed Ms. Flynn that as of now, the construction permit had expired.

Ms. Flynn imposed the \$200 civil penalty.

Case: CT09010626

Alba G Tylinski
2319 Northeast 35 Drive

Service was via posting on the property on 2/17/09 and at City Hall on 2/19/09.

Violation:
18-27(a)

THE PROPERTY HAS BECOME OVERGROWN. THERE IS TRASH
AND DEBRIS INCLUDING, BUT NOT LIMITED TO, TRASH ON
THE BOTTOM OF THE POOL.

Pursuant to Section 11-19, a Citation Violation Notice dated 1/20/09 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 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.

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

Case: CT09010630

Alba G Tylinski
2319 Northeast 35 Drive

Service was via posting on the property on 2/17/09 and at City Hall on 2/19/09.

Complied:
24-11(a)

Pursuant to Section 11-19, a Citation Violation Notice dated 1/20/09 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 2/6/09, 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.

Ms. Flynn imposed the \$200 civil penalty.

Case: CE08110687

Countrywide Home Loans Inc
436 Northeast 16 Avenue

Certified mail sent to the owner was accepted on 2/18/09.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violation:
47-21.6 L.

VACANT LOT HAS AREAS WITH MISSING GROUND COVER.
EXPOSED SOIL IS CREATING DUST AND SOIL EROSION.

Officer Thime 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 \$25 per day.

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

Case: CE09011730

Randall Paul Cooper
2348 Southwest 17 Avenue

Service was via posting on the property on 2/17/09 and at City Hall on 2/19/09.

Ms. Barbara Urow, Code Enforcement Officer, testified to the following violation:
9-279(f)

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

Officer Urow 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.

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

Case: CE08120944

Guillaume & Rima Abi Chahine Roche
2642 Barbara Dr.

Service was via posting on the property on 2/16/097 and at City Hall on 2/19/09.

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violations:
9-313(a)

THE HOUSE NUMBERS ARE NOT DISPLAYED ON THE
PROPERTY.

9-280(h)(1)

THE PVC FENCE ON THE PROPERTY IS IN DISREPAIR; ONE
OF THE GATES IS MISSING, AND A SECTION OF THE
HORIZONTAL RAIL IS HANGING FROM THE HINGE.

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 \$25 per day, per violation.

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

Case: CE08120594

Patrice Campbell
2161 Southwest 35 Avenue

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

Mr. Mark Campbell, Code Enforcement Officer, testified to the following violation:
9-280(h)(1)

THE CHAIN LINK FENCE ON THIS PROPERTY IS IN
DISREPAIR AND ALLOWS UNAUTHORIZED ACCESS TO THE
POOL IN THE REAR. GATE IS EITHER BROKEN OR MISSING.

Withdrawn:
9-280(b)

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(h)(1) within 14 days or a fine of \$100 per day.

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

Case: CE09010615

Patrice Campbell
2161 Southwest 35 Avenue

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

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.

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

Case: CE09010498

Rescheduled from 2/5/09

Thomas & Angela Pinkney
908 Southwest 15 Terrace

Service was via posting on the property on 2/12/09 and at City Hall on 2/19/09.

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

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

Case: CE09011989

Jorge Fermin Cimitier
1816 Southwest 11 Court

Service was via posting on the property on 2/16/09 and at City Hall on 2/19/09.

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

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

Case: CE08121597

I H & Clara N Buncum
1825 Northwest 25 Avenue

Service was via posting on the property on 2/16/09 and at City Hall on 2/19/09.

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

9-306

THERE ARE PORTIONS OF THE BRICK FACING THAT HAVE
FALLEN OFF THE BUILDING. THE FASCIA HAS PEELING
AND CHIPPING PAINT.

Complied:
24-27.(b)

Officer Gottlieb presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 9-306 within 28 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-306 within 28 days or a fine of \$25 per day.

Case: CE09010575

Joseph S Durand
771 E Evanston Circle

Service was via posting on the property on 2/13/09 and at City Hall on 2/19/09.

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

KITCHEN SINK, BATHROOM SINK, AND SHOWER ARE WITHOUT
HOT AND COLD WATER AT THIS OCCUPIED PROPERTY BEING
THAT THE WATER AND SEWER ACCOUNT HAS BEEN
DISCONNECTED DUE TO NON-PAYMENT.

9-279(f)

THE PLUMBING AT THIS OCCUPIED PROPERTY IS NOT
CONNECTED TO THE CITY WATER AND SEWER AS THE WATER
METER HAS BEEN REMOVED AS A RESULT OF NON-PAYMENT.

Officer Davis 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, per violation.

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

Case: CE09011096

Lydia A Haynes
220 Carolina Avenue

Service was via posting on the property on 2/13/09 and at City Hall on 2/19/09.

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

9-280(b)

THERE ARE MULTIPLE BROKEN WINDOWS AND/OR WINDOWS IN DISREPAIR AT THIS VACANT PROPERTY. THE SIDE AND REAR DOORS OF THIS VACANT PROPERTY ARE IN DISREPAIR INCLUDING, BUT NOT LIMITED TO, BROKEN LOCKS.

Complied:

9-328(a)

Officer Davis 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 14 days or a fine of \$25 per day. She noted that as of her last inspection, the rear door appeared to be secured and the windows boarded.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(b) within 14 days or a fine of \$25 per day.

Case: CE08121213

Tafco Properties Inc
910 Northwest 2 Avenue

Certified mail sent to the owner was accepted on 2/14/09 and certified mail sent to the registered agent was accepted on 2/14/09.

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

THE OPENINGS ON THIS VACANT BUILDING HAVE BEEN BOARDED WITHOUT OBTAINING A CITY ISSUED BOARDING CERTIFICATE.

Officer DelRio 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 \$100 per day.

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

Case: CE08120948

American One Inc
1515 Davie Boulevard

Service was via posting on the property on 2/6/09 and at City Hall on 2/19/09.

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 said the property was in foreclosure. She recommended ordering compliance within 28 days or a fine of \$100 per day.

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

Case: CE08121228

Scott & Sheree York
2721 Northeast 14 Street

Service was via posting on the property on 2/6/09 and at City Hall on 2/19/09.

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 28 days or a fine of \$250 per day. She said the work was in progress.

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

Case: CE08121187

Karen Dookie
C/O Patrick DiMartini
2918 Banyan Street

Service was via posting on the property on 2/6/09 and at City Hall on 2/19/09.

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.

Complied:

NFPA 1:10.13.1.2
NFPA 1:13.6.6.8.3.1

Inspector Arana said the permit had been pulled and work had begun. She recommended ordering compliance with NFPA 101 31.3.4.5.1 within 28 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance with NFPA 101 31.3.4.5.1 within 28 days or a fine of \$250 per day.

Case: CE08101181

Corbel G Cooper
1500 Northwest 7 Avenue

Service was via posting on the property on 2/17/09 and at City Hall on 2/19/09.

Mr. Todd Hull, Code Enforcement Officer, testified to the following violation:
9-308(b)

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

Officer Hull 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 \$100 per day.

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

Case: CE08102468

Marc Evans Joseph 1/2 Interest
Carmelita Pierre
1301 Northwest 1 Avenue

Service was via posting on the property on 2/17/09 and at City Hall on 2/19/09.

Mr. Todd Hull, Code Enforcement Officer, testified to the following violation:
9-306

THE EXTERIOR OF THE STRUCTURE ON THIS PROPERTY
CONSISTS OF BARE STUCCO AND NEEDS TO BE PAINTED.

Complied:
9-280(h)(1)

Officer Hull presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 9-306 within 28 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-306 within 28 days or a fine of \$50 per day.

Case: CE08110538

Lenora Gamble
1625 Northwest 7 Avenue

Service was via posting on the property on 2/17/09 and at City Hall on 2/19/09.

Mr. Todd Hull, Code Enforcement Officer, testified to the following violation:
9-280(h)(1)

THE WOOD FENCE ON THIS PROPERTY IS FALLING OVER
AND IS IN GENERAL DISREPAIR.

Officer Hull 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.

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

Case: CE08110955

Corey Dacres
1340 Northeast 1 Avenue

Service was via posting on the property on 2/6/09 and at City Hall on 2/19/09.

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

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

Officer Hull 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.

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

Case: CE09011717

Luis & Sylvia Morales
2782 Northwest 20 Street

Certified mail sent to the owner was accepted on 2/14/09.

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

THE BUILDING ON THIS PROPERTY IS VACANT WITH
BROKEN OR MISSING DOORS, WINDOWS, OR OTHER
OPENINGS ALLOWING UNAUTHORIZED ACCESS TO THE
INTERIOR. THE CITY REQUESTS THE RIGHT TO BOARD-UP
THE BUILDING AS IT POSES A THREAT TO THE HEALTH,

SAFETY, AND WELFARE OF THE COMMUNITY.

Officer Hull presented photos of the property and the case file 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.

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

Case: CE09012113

Kenneth Synfelt
1625 Northwest 4 Avenue

Service was via posting on the property on 2/17/09 and at City Hall on 2/19/09.

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

THE BUILDING ON THIS PROPERTY IS VACANT WITH
BROKEN OR MISSING DOORS, WINDOWS, OR OTHER
OPENINGS ALLOWING UNAUTHORIZED ACCESS TO THE
INTERIOR. THE CITY REQUESTS THE RIGHT TO BOARD-UP
THE BUILDING AS IT POSES A THREAT TO THE HEALTH,
SAFETY, AND WELFARE OF THE COMMUNITY.

Officer Hull presented photos of the property and the case file 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.

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

Case: CE08102074

Stipulated agreement

Cutler, Ronald Trust
C/O Arthur Ravitch
711 West Broward Boulevard

Violations:

47-20.20.H.

THERE IS A PARKING LOT NOT MAINTAINED ON THIS
COMMERCIAL PROPERTY. THERE ARE AREAS WITH OIL/DIRT
STAINS, MISSING STRIPES, AND WHEEL STOPS.

47-22.6.F.

THERE IS A POLE SIGN IN DISREPAIR AT WEST BAY OF
THIS COMMERCIAL PROPERTY.

Complied:

18-1
18-27(a)
47-19.5.D.5.
47-20.20.G.

The City had a stipulated agreement with the owner to comply 47-20.20.H. and 47-22.6.F. within 49 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.20.H. and 47-22.6.F. within 49 days or a fine of \$100 per day, per violation.

Case: CE08091542

1322-24 Condo Assn Inc
1324 Northwest 8 Avenue

Service was via posting on the property on 2/6/09 and at City Hall on 2/19/09.

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

THE PARKING LOT ON THIS DUPLEX IS NOT MAINTAINED.
THERE ARE AREAS WITH OIL/DIRT STAINS AND ASPHALT
CRACKS.

Complied:

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

Officer Quintero presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 47-20.20.H. within 28 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.20.H. within 28 days or a fine of \$25 per day.

Case: CE08101784

Stipulated agreement

Mar Holding Inc
729 Northwest 1 Street

Violations:

47-19.9.A.2.b.

THERE IS OUTDOOR STORAGE OF GOODS AND MATERIALS IN
THE REAR OF THE PROPERTY THAT IS NOT SCREENED FROM
ABUTTING RESIDENTIAL PROPERTY AND/OR ALL PUBLIC
RIGHTS-OF-WAY BY A WALL IN ACCORDANCE WITH THE
REQUIREMENTS OF SECTION 47-19.5. INCLUDING, BUT NOT
LIMITED TO, A METAL CONTAINER, METAL PARTS, TIRES.

9-306

THE EXTERIOR BUILDING WALLS OF THIS COMMERCIAL PROPERTY ARE NOT MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. THERE ARE AREAS IN THE REAR WALL WITH STAINS AND MISSING PAINT INCLUDING THE FASCIA.

Complied:
47-20.20.H.

The City had a stipulated agreement with the owner to comply 47-19.9.A.2.b. and 9-306 within 35 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.9.A.2.b. and 9-306 within 35 days or a fine of \$100 per day, per violation.

Case: CE08110025

Stipulated agreement

B & C LLC
801 West Broward Boulevard

Violations:
47-20.20.G.

PARKING AREA IN FRONT OF THIS COMMERCIAL PROPERTY IS BEING USED FOR THE STORAGE, DISPLAY OF VEHICLES FOR MORE THAN TWENTY-FOUR (24) HOURS FOR A PURPOSE UNCONNECTED WITH THE USE WHICH THE PARKING SERVES.

47-22.9.

THERE ARE THREE (3) WALL SIGNS AND ONE (1) BANNER ON THIS COMMERCIAL PROPERTY FOR WHICH THERE ARE NO PERMITS IN THE CITY RECORDS.

Complied:
47-20.20.H.

The City had a stipulated agreement with the owner to comply 47-20.20.G. and 47-22.9. within 35 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.20.G. and 47-22.9. within 35 days or a fine of \$100 per day, per violation.

Case: CE08110044

Stipulated agreement

805 West Broward Boulevard LLC
805 West Broward Boulevard # A

Violation:
47-19.1 C.

THIS VACANT COMMERCIAL PROPERTY, ZONED B-1, IS BEING ILLEGALLY USED FOR A PARKING LOT WHEN THERE

IS NO PRINCIPAL USE OF PROPERTY PER ULDR TABLE 47-6-11.

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$100 per day.

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

Case: CT08121445

Steven Stanley
1201 North Andrews Avenue

Service was via posting on the property on 2/17/09 and at City Hall on 2/19/09.

Complied:
9-281(b)

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. The City was requesting imposition of a civil penalty in the amount of \$150.

Ms. Flynn imposed the \$150 civil penalty.

Case: CT08111128

Stipulated agreement

Valnei L Santos
920 Northwest 1 Street

Violation:
47-22.9.

THERE ARE TWO (2) WALL SIGNS ATTACHED TO REAR AND
FRONT WALLS WHICH ARE NOT PERMITTED IN THE CITY RECORDS.

The City had a stipulated agreement with the owner to comply within 49 days or a fine of \$100 per day. Civil penalty of \$150 paid prior to the hearing.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 49 days or a fine of \$100 per day.

Case: CT08120471

J A & Helga E Hindenberger
1313 Northeast 15 Avenue

Service was via posting on the property on 2/16/09 and at City Hall on 2/19/09.

Complied:
18-1

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. The City was requesting imposition of a civil penalty in the amount of \$200.

Ms. Flynn imposed the \$200 civil penalty.

Case: CT09010071

235 S Fort Lauderdale Beach LLC
235 S Fort Lauderdale Beach Boulevard

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

Complied:
47-19.9.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. The City was imposition of a civil penalty in the amount of \$150.

Ms. Flynn imposed the \$150 civil penalty.

Case: CT08121337

Nicoletta Williams
826 West Las Olas Boulevard

Service was via posting on the property on 2/16/09 and at City Hall on 2/19/09.

Violation:
18-27(a)

THE PROPERTY IS OVERGROWN WITH GRASS, WEEDS, AND
OTHER PLANT LIFE. THERE IS TRASH AND SOLID WASTE
SCATTERED ABOUT THE PROPERTY INCLUDING, BUT NOT
LIMITED TO, PLASTIC BUCKETS, PLASTIC CONTAINERS,
AND AUTO PARTS.

Pursuant to Section 11-19, a Citation Violation Notice dated 1/12/09 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 Snow 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.

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

Case: CT08120396

Carolyn L Williams
2601 Acacia Court

Service was via posting on the property on 2/12/09 and at City Hall on 2/19/09.

Ms. Ursula Thime, Code Enforcement Officer

Violation:

18-27(a)

VACANT PROPERTY IS OVERGROWN. DEAD PLANTS LITTER THE
GROUNDS. THE HEDGE IS ENCROACHING ONTO THE SIDEWALK.

Pursuant to Section 11-19, a Citation Violation Notice dated 12/22/08 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 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.

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

Case: CT08111350

Allan Senat
211 Southwest 31 Avenue

Service was via posting on the property on 2/13/09 and at City Hall on 2/19/09.

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. The City was requesting imposition of a civil penalty in the amount of \$200.

Ms. Flynn imposed the \$200 civil penalty.

Case: CT08120466

Charles Gaskin & Shirley Hardy
201 Southwest 28 Terrace

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

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. The City was requesting imposition of a civil penalty in the amount of \$200.

Ms. Flynn imposed the \$200 civil penalty

Case: CT08120454

David DiPuglia
700 Southeast 22 Street

Service was via posting on the property on 2/12/09 and at City Hall on 2/19/09.

Violation:
18-27(a)

THIS PROPERTY IS OVERGROWN AND NOT BEING
MAINTAINED; THERE IS TRASH AND DEBRIS THROUGHOUT.

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 not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Eaton 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.

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

Case: CT08121342

Vanco
1681 Southwest 27 Terrace

Service was via posting on the property on 2/12/09 and at City Hall on 2/19/09.

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. The City was requesting imposition of a civil penalty in the amount of \$200.

Ms. Flynn imposed the \$200 civil penalty.

Case: CT08121347

Vanco
1681 Southwest 27 Terrace

Service was via posting on the property on 2/12/09 and at City Hall on 2/19/09.

Complied:
9-281(b)

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. The City was requesting imposition of a civil penalty in the amount of \$150.

Ms. Flynn imposed the \$150 civil penalty.

Case: CT08121351

Vanco
1681 Southwest 27 Terrace

Service was via posting on the property on 2/12/09 and at City Hall on 2/19/09.

Complied:
9-304(b)

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. The City was requesting imposition of a civil penalty in the amount of \$150.

Ms. Flynn imposed the \$150 civil penalty.

Case: CT08121687

Hudson Investments & Assn Inc
1125 West Prospect Road

Service was via posting on the property on 2/4/09 and at City Hall on 2/19/09.

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. The City was requesting imposition of a civil penalty in the amount of \$200.

Ms. Flynn imposed the \$200 civil penalty.

Case: CT09010016

Howard McDonald
3280 Northwest 63 Street

Service was via posting on the property on 2/10/09 and at City Hall on 2/19/09.

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. The City was requesting imposition of a civil penalty in the amount of \$200.

Ms. Flynn imposed the \$200 civil penalty

Case: CT09010156

Linda M Polizzi
4881 Northwest 9 Terrace

Service was via posting on the property on 2/10/09 and at City Hall on 2/19/09.

Violation:

18-27(a)

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

Pursuant to Section 11-19, a Citation Violation Notice dated 1/21/09 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 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 and clean the property.

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

Case: CT08102257

Maurice Walker
2308 Northwest 26 Street

Service was via posting on the property on 2/9/09 and at City Hall on 2/19/09.

Violation:

9-281(b)

THERE ARE SEVERAL DIFFERENT UNLICENSED AND/OR
INOPERABLE VEHICLES BEING KEPT ON THIS PROPERTY AT
DIFFERENT TIMES INCLUDING, BUT NOT LIMITED TO, A
WHITE CHEVROLET PICKUP TRUCK, A TAN TOYOTA CAMRY,
AND A TAN NISSAN PATHFINDER.

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 Gottlieb 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 with the right to tow the white Chevrolet pickup truck, the tan Toyota Camry and the tan Nissan Pathfinder.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 with the right to tow the white Chevrolet pickup truck, the tan Toyota Camry and the tan Nissan Pathfinder.

Case: CT08111394

Jackie Archer
2420 Northwest 31 Avenue

Service was via posting on the property on 2/9/09 and at City Hall on 2/19/09.

Violation:

18-27(a)

THERE IS A LARGE PILE OF TRASH AND DEBRIS, AS WELL
AS OTHER TRASH AND DEBRIS, SCATTERED ABOUT THE PROPERTY.

Pursuant to Section 11-19, a Citation Violation Notice dated 12/11/08 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 Gottlieb 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 clear the property.

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

Case: CT08121656

I H & Clara N Buncum
1825 Northwest 25 Avenue

Service was via posting on the property on 2/11/09 and at City Hall on 2/19/09.

Violation:

18-27(a)

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

Pursuant to Section 11-19, a Citation Violation Notice dated 1/7/09 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 Gottlieb 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 clear the property.

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

Case: CT09010342

Lilliana Davis
1811 Northwest 27 Avenue

Service was via posting on the property on 2/16/09 and at City Hall on 2/19/09.

Ms. Ingrid Gottlieb, Code Enforcement Officer
18-27(a)

THERE IS OVERGROWTH, TRASH, AND DEBRIS ON THE
PROPERTY AND SWALE OF THIS VACANT RESIDENTIAL
PROPERTY.

Pursuant to Section 11-19, a Citation Violation Notice dated 1/15/09 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 Gottlieb 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 clear the property.

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

Case: CT08121300

Jacqueline Federico-Squire
1050 Southwest 31 Street

Service was via posting on the property on 2/17/09 and at City Hall on 2/19/09.

Violation:
18-27(a)

THIS PROPERTY IS OVERGROWN WITH GRASS AND PLANT
LIFE. THIS PROPERTY IS NOT BEING PROPERLY MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 1/8/09 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 Urow 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.

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

Case: CT09010320

Blair International Inc
1602 Southwest 23 Street

Certified mail sent to the owner was accepted on 2/21/09.

Violation:

18-27(a)

THERE IS OVERGROWTH OF GRASS/PLANT LIFE AND TRASH
AND DEBRIS ON THIS PROPERTY.

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 Urow 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 clear the property.

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

Case: CT09010325

Blair International Inc
1608 Southwest 23 Street

Certified mail sent to the owner was accepted on 2/21/09.

Violation:

18-27(a)

THERE IS OVERGROWTH OF GRASS/PLANT LIFE AND TRASH
AND DEBRIS ON THIS PROPERTY.

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 Urow 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 clear the property.

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

Case: CT09010327

Blair International Inc
1614 Southwest 23 Street

Certified mail sent to the owner was accepted on 2/21/09.

Violation:

18-27(a)

THERE IS OVERGROWTH OF GRASS/PLANT LIFE AND TRASH
AND DEBRIS ON THIS PROPERTY.

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 Urow 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 clear the property.

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

Case: CT09010328

Blair International Inc
1620 Southwest 23 Street

Certified mail sent to the owner was accepted on 2/21/09.

Violation:

18-27(a)

THERE IS OVERGROWTH OF GRASS/PLANT LIFE AND TRASH
AND DEBRIS ON THIS PROPERTY.

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 Urow 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 clear the property.

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

Case: CT09010329

Blair International Inc
1630 Southwest 23 Street

Certified mail sent to the owner was accepted on 2/21/09.

Violation:

18-27(a)

THERE IS OVERGROWTH OF GRASS/PLANT LIFE AND TRASH
AND DEBRIS ON THIS PROPERTY.

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 Urow 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 clear the property.

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

Case: CT09010330

Blair International Inc
2231 Southwest 16 Terrace

Certified mail sent to the owner was accepted on 2/21/09.

Violation:

18-27(a)

THERE IS OVERGROWTH OF GRASS/PLANT LIFE AND TRASH
AND DEBRIS ON THIS PROPERTY.

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 Urow 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 clear the property.

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

Case: CT09010331

Blair International Inc
2225 Southwest 16 Terrace

Certified mail sent to the owner was accepted on 2/21/09.

Violation:

18-27(a)

THERE IS OVERGROWTH OF GRASS/PLANT LIFE AND TRASH
AND DEBRIS ON THIS PROPERTY.

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 Urow 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 clear the property.

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

Case: CT09010332

Blair International Inc
2219 Southwest 16 Terrace

Certified mail sent to the owner was accepted on 2/21/09.

Violation:

18-27(a)

THERE IS OVERGROWTH OF GRASS/PLANT LIFE AND TRASH
AND DEBRIS ON THIS PROPERTY.

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 Urow 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 clear the property.

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

Case: CT09010333

Blair International Inc
2213 Southwest 16 Terrace

Certified mail sent to the owner was accepted on 2/21/09.

Violation:

18-27(a)

THERE IS OVERGROWTH OF GRASS/PLANT LIFE AND TRASH
AND DEBRIS ON THIS PROPERTY.

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 Urow 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 clear the property.

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

Case: CT09010335

Blair International Inc
2016 Southwest 16 Terrace

Certified mail sent to the owner was accepted on 2/21/09.

Violation:

18-27(a)

THERE IS TRASH AND DEBRIS ON THIS PROPERTY.

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 Urow 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 clear the property.

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

Case: CT09010337

Blair International Inc
2022 Southwest 16 Terrace

Certified mail sent to the owner was accepted on 2/21/09.

Violation:

18-27(a)

THERE IS TRASH AND DEBRIS ON THIS PROPERTY.

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 Urow 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 clear the property.

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

Case: CE08100138

Ted Miller Jr
1600 Northeast 50 Court

This case was first heard on 1/15/09 to comply by 1/29/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$300 fine.

Ms. Flynn imposed the \$300 fine.

Case: CE08042164

EJC Investments LLC
1101 West Prospect Road

This case was first heard on 6/5/08 to comply by 7/3/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,000 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$4,000 fine, which would continue to accrue until the property complied.

Case: CE08091577

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

This case was first heard on 12/4/08 to comply by 1/8/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$5,500 fine, which would continue to accrue until the property complied.

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

Case: CE08111058

CitiBank
217 Southwest 21 Street

This case was first heard on 1/15/09 to comply by 1/29/09. Violations 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. Flynn imposed the \$3,400 fine, which would continue to accrue until the property complied.

Case: CT08110420

Heinrich Buettner
3110 Auramar Street

This case was first heard on 1/15/09 to comply by 1/29/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property complied, plus a \$200 civil penalty.

Ms. Flynn imposed the \$1,900 fine, which would continue to accrue until the property complied.

Case: CE07101313

Ark Development/
Oakland Park LLC
3200 East Oakland Park Boulevard

This case was first heard on 3/6/08 to comply by 6/5/08. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$543 fine for administrative costs [reduced from \$950].

Ms. Flynn imposed the \$543 fine.

Case: CE08090535

Jose Fernando Sigui
1505 North Fort Lauderdale Beach Boulevard

This case was first heard on 12/18/08 to comply by 1/15/09. 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.

Ms. Flynn imposed the \$1,200 fine, which would continue to accrue until the property complied.

Case: CE08051478

Request to vacate order of 8/21/08

Jerome L Teppes
823 Northeast 14 Place

The City was requesting to vacate the order dated 8/21/08 because there was a Code Enforcement case against the property.

Ms. Flynn vacated the order dated 8/21/08.

Case: CE08090450

Wachovia Bank NA
1205 Northeast 3 Avenue

This case was first heard on 1/15/09 to comply by 1/29/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,400 fine.

Ms. Flynn imposed the \$1,400 fine.

Case: CE08091397

Calvin Brooks
2571 Northwest 18 Court

This case was first heard on 1/15/09 to comply by 1/29/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$850 fine, which would continue to accrue until the property complied.

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

Case: CE08041908

Benoit E & Bernadette John
1445 Northwest 7 Terrace

This case was first heard on 8/7/08 to comply by 8/21 and 9/4/08. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$9,550 fine.

Ms. Flynn imposed the \$9,550 fine.

Case: CE08090485

George Hoover
1333 Northwest 7 Terrace

This case was first heard on 1/15/09 to comply by 1/29/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property complied.

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

Cases Complied

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

CE08120652	CE08042038	CE09010621	CE08111238
CE08101456	CE09011721	CE09020680	CE08121055
CE08080607	CE08092094	CE09011828	CE08110581
CE08110582	CE08110583	CE08110584	CT09010607
CT09010935	CT08121420	CT09010289	CT09011198
CE08101205			

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:

CE08120175	CE09011383	CE08102313
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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:

CE08010594 CE08041993 CE08092015

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:


CE07051636 CE09010041 CE08100770 CE08121229
CE08051745 CE08080331

There being no further business, the hearing was adjourned at **11:48** a.m.



Special Magistrate

ATTEST:



Clerk, Special Magistrate

Minutes prepared by: J. Opperee, Prototype Services