

**SPECIAL MAGISTRATE HEARING
City Commission Meeting Room
Special Magistrate Meah Tell Presiding
February 15, 2007
9:00 A.M. –1:45 P.M.**

Staff Present:

Assistant City Attorney
Eve Bazer, Clerk of Special Magistrate
Sue Manning, Secretary, Special Magistrate
Deb Maxey, Clerk III
Mary Allman, Secretary Special Magistrate
Diana Cahill, Clerk III
Maurice Murray, Code Enforcement Supervisor
Len Champagne, Code Enforcement Officer
Leonard Ackley, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Dick Eaton, Code Enforcement Officer
Adam Feldman, Code Enforcement Officer
Ingrid Gottlieb, Code Enforcement Officer
Lee Kaplan, Code Enforcement Officer
Al Lovingshimer, Code Enforcement Officer
Cheryl Pingitore, Code Enforcement Officer
Wilson Quintero, Code Enforcement Officer
William Snow, Code Enforcement Officer
Mario Sotolongo, Code Enforcement Officer
Salvatore Viscusi, Code Enforcement Officer
Irma Westbrook, Code Enforcement Officer

Also Present:

CE06102513: Jose Reyes, owner; Saira Ramirez, owner
CE06061031: Roger Hawthorne, property manager
CE06072243: William Cohen, attorney
CE06091225, CE06111771: William Osborn, architect
CE06091211: Charles McCoy, owner's representative
CE06111380, CE06121166: Benjamin Bugarin, owner
CE06102500: John Sarji, owner's father
CE06010380: Hope Calhoun, attorney
CE06121425: Clement Minnis, owner
CE06121596: Ella Sanders, property manager
CE06091644, CE06091645: Joshua Gellar, owner
CE06120799: John Dudzenski, owner's agent
CE06121334: Lisa Sperry, Vice President
CE06120859: Kerly Blanc, owner

CE06110287: Eva Seidman, owner; Joel Seidman, owner's son
CE06110568: Dahouti Tilakhdin, owner
CE06111461: Kadri Yalcin, property manager
CE06091749: Norman Kent, attorney
CE06121048: Robert Theocles, owner
CE06120594: Thomas Clark, roofer
CE06102323: Shantaneka Baynard, owner
CE06102189: Theresa Shaw, owner
CE06102169: Oscar Grisales, attorney
CE06101074: Jeff Davis, owner, Rosa Lewis, owner
CE06071118: Danny Nicholas, owner
CE06101651: George Criscione, owner, Lisa Street, owner's wife
CE06070949: Sharon Floyd, owner
CE06102106: Stephen Piegari, owner
CE06110428: Andrea Flak, executrix
CE06111585: William Born, architect
CE06111136: Arturo Bengochea, architect, Paul Flanigan, owner
CE06110935: Dev Motwani, owner
CE05111242: Joseph Buglione, owner's representative
CE06110570: Martha Taylor, owner, Fred Taylor, owner
CE06070487: Bernardo Iriarte, owner
CE06020782: Brian Rambarrat, owner's son

NOTE: All individuals who presented information to the Special Magistrate during these proceedings affirmed they would speak only the truth.

The meeting was called to order at 9:00 A.M. Ms. Tell introduced herself and explained her role in ensuring adherence with the City's codes.

Case: CE06120799

17 Street Partners LLC
900 Southeast 17th Street

Ms. Bazer announced that certified mail sent to owner and registered agent were accepted on 2/6/07.

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

- 47-22.6.F.: THE SIGN ON THIS PROPERTY IS DAMAGED AND IS IN DISREPAIR.
- 9-308(c): THE MANSARD ROOF IS IN DISREPAIR.

The following violations were now complied:

- 18-27(a): THERE IS OVERGROWTH, TRASH AND DEBRIS ON THE PROPERTY.
- 47-22.3.S : THERE ARE SNIPE SIGNS ON THE PROPERTY.

Officer Eaton presented photos of the property and recommended ordering compliance with 47-22.6.F. within 14 days or a fine of \$50 per day and with 9-308(c) within 30 days or a fine of \$50 per day.

Mr. John Dudzenski, lessee, said they intended to tear down the existing building and erect a bank building on the site. They were in the process of having the property rezoned. He requested additional time to demolish the building.

Ms. Tell found in favor of the City and ordered compliance with 47-22.6.F. within 14 days or a fine of \$50 per day and with 9-308(c) within 63 days or a fine of \$50 per day.

Case: CE06111380

Benjamin & Rosalinda Bugarin
421 Southeast 22nd Street

Ms. Bazer announced that service was via posting on the property on 1/26/07 and 1/30/07 and at City Hall on 2/1/07.

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

- 18-27(a): THERE IS TRASH AND DEBRIS SCATTERED ABOUT THE PROPERTY.
- 47-19.9 : THERE IS OUTDOOR STORAGE ON THE PROPERTY.
- 9-280(b): THERE ARE WINDOWS THROUGHOUT THE PROPERTY THAT ARE BROKEN AND IN DISREPAIR.
- 9-304(b): THERE ARE VEHICLES PARKED ON THE LAWN/GRASS AREAS.
- 9-313(a): HOUSE NUMBERS ARE NOT DISPLAYED PROPERLY, MISSING DIGITS.

The following violation was now complied:

- 9-281(b) : THERE ARE UNLICENSED, INOPERABLE VEHICLES ON PROPERTY. WHITE DODGE VAN, TAN DODGE RAM VAN.

Officer Eaton presented photos of the property and recommended ordering compliance with 18-27(a), 47-19.9, 9-304(b) and 9-313(a) within 14 days or a fine of \$25 per day, per violation and with 9-280(b) within 28 days or a fine of \$25 per day.

Mr. Benjamin Bugarin, owner, said he had agreed to Officer Eaton's compliance deadlines.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a), 47-19.9, 9-304(b) and 9-313(a) within 14 days or a fine of \$25 per day, per violation and with 9-280(b) within 28 days or a fine of \$25 per day.

Case: CE06121166

Benjamin & Rosalinda Bugarin
501 Southeast 22nd Street

Ms. Bazer announced that service was via the appearance of the owner at this hearing.

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

- 18-27(a) : THERE IS TRASH AND DEBRIS THROUGHOUT THE PROPERTY.
- 47-19.9: THERE IS OUTDOOR STORAGE THROUGHOUT THE PROPERTY.
- 9-280(b) : THERE ARE BROKEN/BOARDED WINDOWS THROUGHOUT THE PROPERTY.
- 9-281(b) : THERE ARE UNLICENSED/INOPERABLE VEHICLES ON THE PROPERTY INCLUDING A WHITE DODGE RAM VAN AND A TAN DODGE VAN.
- 9-304(b) : THERE ARE VEHICLES PARKED ON THE LAWN/GRASS AREA.
- 47-21.8 A. : THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE FRONT LAWN

Officer Eaton presented photos of the property and recommended ordering compliance with 9-281(b) within 10 days or a fine of \$100 per day or the vehicles would be towed, with 18-27(a), 47-19.9 and 9-304(b) within 14 days or a fine of \$25 per day, per violation, and with 9-280(b) and 47-21.8.A. within 28 days or a fine of \$25 per day, per violation.

Mr. Benjamin Bugarin, owner, agreed to comply by Officer Eaton's deadlines.

Ms. Tell found in favor of the City and ordered compliance with 9-281(b) within 10 days, or a fine of \$100 per day with the right to tow, white dodge ram van & tan dodge van, with 18-27(a), 47-19.9 and 9-304(b) within 14 days or a fine of \$25 per day, per violation, and with 9-280(b) and 47-21.8.A. by 3/15/07, or a fine of \$25 per day, per violation.

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

Case: CE06111585

El-Ad Florida Beach LLC
2939 Banyan Street

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/9/07.

Mr. Al Lovingshimer, Code Enforcement Officer, testified to the following violations:

- 9-280(g) : THERE IS EXPOSED ELECTRICAL WIRING.
- 9-280(h)(1) : FENCE IS IN DISREPAIR.
- 18-27(a) : THERE IS DEBRIS IN AND AROUND THE PARKING LOT.
- 47-21.8.A. : THERE IS MISSING AND/OR DEAD GROUND COVER.
- 47-20.7.A. : BROKEN AND/OR MISSING WHEEL STOPS.
- 47-22.9. : SIGNS HAVE BEEN INSTALLED WITHOUT PERMIT.
- 47-19.4.D.8. : DUMPSTER ENCLOSURE HAS BROKEN GATES.

Inspector Lovingshimer presented photos of the property and a copy of the inspection report and recommended ordering compliance within 90 days or a fine of \$50 per day, per violation.

Mr. Bill Osborn, architect, agreed with Officer Lovingshimer's compliance deadline.

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

Case: CE06111771

El-Ad Florida Beach LLC
239 South Fort Lauderdale Beach Boulevard

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/9/07.

Mr. Al Lovingshimer, Code Enforcement Officer, testified to the following violations:

- 47-19.4.D.1. : THERE IS NO DUMPSTER ENCLOSURE.
- 47-20.20.H. : PARKING AREA AND DRIVEWAY IN POOR CONDITION WITH POT HOLES.
- 47-19.4 D.7. : DUMPSTER IS BEING USED FOR SOLID WASTE, FOOD AND LIQUID WITHOUT A RAISED CONCRETE PAD.

Inspector Lovingshimer presented photos of the property and a copy of the inspection report.

Mr. Osborne explained that there was dumpster room that was now in use, and the parking lot had been patched. Officer Lovingshimer recommended ordering compliance within 14 days or a fine of \$50 per day, per violation, for him to reinspect the property.

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

Case: CE06091225

El-Ad Florida Beach LLC
229 Almond Avenue

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/9/07, and certified mail sent to the manager was accepted on 2/6/07.

Mr. Al Lovingshimer, Code Enforcement Officer, testified to the following violations:

- 18-27(a) : THERE IS DEBRIS IN AND AROUND THE PARKING LOT.
- 47-20.7.A. : BROKEN AND/OR MISSING WHEEL STOPS.
- 47-21.8.A. : THERE IS MISSING AND/OR DEAD GROUND COVER.
- 47-22.9. : SIGNS HAVE BEEN INSTALLED WITHOUT PERMIT.
- 9-280(g) : THERE IS EXPOSED ELECTRICAL WIRING.
- 9-280(h)(1) : FENCE IS IN DISREPAIR.

Officer Lovingshimer presented photos of the property and recommended ordering compliance within 90 days or a fine of \$50 per day, per violation.

Mr. Bill Osborne, architect, explained that all of these properties had been boarded for some time, and had been recently leased. He agreed to visit the properties and investigate the electrical violations.

Ms. Tell found in favor of the City and ordered compliance with 9-280(g) within 14 days, and with all other violations within 91 days or a fine of \$50 per day, per violation.

Case: CE06072243

David Hered
200 Rose Drive

Ms. Bazer announced that service was via the appearance of the owner at this hearing.

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

- 47-21.8. : THE HEDGES ARE OBSTRUCTING THE SIGHT TRIANGLE AT BOTH ENDS OF THE DRIVEWAY.
- 47-19.2.S. : THE POOL PUMP IS IN THE SETBACK.

Officer Ackley presented photos of the property, the case history and inspection report and recommended ordering compliance with 47-21.8. within 14 days or a fine of \$50 per day and with 47-19.2.S. within 28 days or a fine of \$50 per day.

Mr. William Cohen, attorney, said they had a meeting today to begin the process of requesting a variance. He distributed copies of a letter to Officer Ackley explaining that plans for the pool pump were approved by the City in 1995. The Assistant City Attorney agreed to examine Mr. Cohen's evidence.

Upon returning to the case, the Assistant City Attorney said Mr. Cohen had produced photos showing the pump at the fence line, in the setback, which was a violation. She noted that someone had made a mistake at some point. She said that they expected the owner would begin the variance process and could report back with the status in 28 days.

Mr. Cohen reiterated that the plans were first submitted to the City in 1995 and Officer Ackley had been in possession of a copy of the plans since November 2006. Mr. Cohen stated that earlier, the Assistant City Attorney had told him that "if the City made a mistake back in 1995, it does not matter because the pool pump is now within the setback." He agreed to report back after meeting with Building Department staff. He assured Ms. Tell that the pump had not been moved since its installation in 1996. Mr. Cohen stressed that the plans with the pump had been inspected and approved several times by the City.

Officer Ackley explained that after work was completed and an inspector visited the property to approve the work, “ the inspector doesn’t check to see if it’s in the proper position; he assumes it’s in the proper position.” He felt the variance was the proper route to resolve the situation.

Mr. Cohen wondered how Officer Ackley could state the pump was on the property line. Mr. Ackley said the next-door neighbor had indicated to him that the pump was on the property line. After consulting his schedule, Mr. Cohen stated he could attend the March 15 hearing.

Mr. Maurice Murray, Code Enforcement Supervisor, said the owner agreed to provide a site survey and they would meet at the property to review the situation.

Ms. Tell found in favor of the City and ordered compliance with 47-21.8. within 14 days or a fine of \$50 per day and ordered Mr. Cohen to appear at the March 15, 2007 hearing to provide a status report on 47-19.2.S.

Case: CE06121596

700 Northwest 12th Avenue LLC
700 Northwest 12th Avenue

Ms. Bazer announced that certified mail sent to the owner and registered agent were accepted on 2/6/07.

Ms. Cheryl Pingitore, Code Enforcement Officer, testified to the following violations:

- 18-27(a) : THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE PROPERTY. THE PROPERTY IS NOT BEING MAINTAINED.
- 47-21.10 B.1. : THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE ARE AREAS OF BARE SAND. (N.W. 17 ST. SIDE OF PROPERTY).

The following violation was now complied:

- 47-19.4 D.8. : THE DUMPSTER ENCLOSURE HAS BROKEN WOODEN SLATS AND IS IN DISREPAIR.

Officer Pingitore presented photos of the property and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$50 per day, and with 47-21.10 B.1. within 63 days or a fine of \$50 per day.

Ms. Ella Sanders, owner, explained that they were replacing the irrigation system, and requested 60 days to complete the work. She said someone was now maintaining the property every weekday.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$50 per day, and with 47-21.10 B.1. within 63 day or a fine of \$50 per day.

Case: CE06110287

Eva Seidman

1218 Northwest 15th Street

Ms. Bazer announced that service was via posting on the property on 1/30/07 and posting at City Hall on 2/1/07.

Ms. Cheryl Pingitore, Code Enforcement Officer, testified to the following violations:

- 18-27(a): THE PROPERTY HAS BECOME OVERGROWN AND IS NOT BEING MAINTAINED. THERE IS TRASH, RUBBISH AND DEBRIS INCLUDING OLD APPLIANCES STORED ON THE PROPERTY.
- 47-21.8 : THERE ARE AREAS OF DEAD GROUND COVER ON THE PROPERTY AND SWALE AREA.
- 9-280(b): THERE ARE BROKEN WINDOW PANES THAT ARE NOT WEATHERPROOF ON THE BUILDING.

Officer Pingitore explained that this property had a history of bad maintenance; she presented photos of the property and a copy of the property history and notice of violation.

Mr. Joel Seidman, owner, said the tenant had been removed, and the windows had been damaged during a robbery and were not repaired until an insurance adjuster visited the property. Mr. Seidman reported that the appliances and trash had already been removed, and the glass would be repaired this week.

Officer Pingitore said she had learned the property was up for sale and did not want to allow 60 days for the ground cover replacement. She described for Mr. Seidman exactly where the sod must be replaced.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a) and 9-280(b) within 14 days or a fine of \$50 per day, per violation and with 47-21.8 within 42 days or a fine of \$50 per day.

Case: CE06102189

Teresa Shaw & Gary Shaw
1755 Northwest 29th Way

Ms. Bazer announced that certified mail sent to the owner was accepted on 1/22/07.

Ms. Irma Westbrook, Code Enforcement Officer, testified to the following violations:

- 47-21.8.A. : THERE ARE AREAS OF MISSING LAWN COVER ON THE PROPERTY.
- 9-281(b) : THERE IS A DERELICT BOAT ON THE PROPERTY.
- 9-306: THE BUILDING ON THE PROPERTY HAS MISSING, AND/OR STAINED PAINT.
- 9-304(b) : THERE IS A TRAILER PARKED/STORED ON THE LAWN ON THE PROPERTY.

Officer Westbrook presented photos and a copy of the inspection report and case history and recommended ordering compliance with 47-21.8.A. and 9-281(b) within 14 days or a fine of \$25 per day, per violation and with 9-306 and 9-304(b) within 28 days or a fine of \$25 per day, per violation.

Mr. Gary Shaw, owner, explained that he had moved the boat to the carport to repair it and he would put gravel down in that yard area. He had already put in sod, and the boat was registered.

Ms. Tell found in favor of the City and ordered compliance with 47-21.8.A. and 9-281(b) within 14 days or a fine of \$25 per day, per violation and with 9-306 and 9-304(b) within 28 days or a fine of \$25 per day, per violation.

Case: CE06111136

Quarterdeck Properties LLC
2933 East Las Olas Boulevard

Ms. Bazer announced that certified mail sent to the owner and registered agent were accepted on 2/6/07.

Mr. Adam Feldman, Code Enforcement Officer, testified to the following violation:

- 47-20.20.J. : THERE ARE NON-PERMITTED OUTDOOR TABLES AND SEATING THAT ARE IN PLACE AND UTILIZING PREVIOUSLY APPROVED PARKING SPACES.

Officer Feldman presented photos of the property and a copy of the inspection report and recommended ordering compliance within 63 days or a fine of \$50 per day.

Mr. Arturo Bengochea, architect, explained that they were seeking a parking reduction to convert some of the parking to a landscaped, paver-lined seating area. He requested 60 days to report on their progress. Ms. Tell remarked that 60 days was a very long time, when all the owner needed to do was remove the tables. They were not supposed to be located there and they were not needed to do the parking study.

Mr. Paul Flanigan, owner, said there was a "health safety issue." Because people were not allowed to smoke inside the restaurant, they had created this area for smokers to congregate in order to protect others from the smoke.

Ms. Tell found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: CE06101074

Rosa Louis & Jeffrey Davis
2120 Northwest 30th Way

Ms. Bazer announced that certified mail sent to the owner was accepted on 1/19/07.

Ms. Irma Westbrook, Code Enforcement Officer, testified to the following violation:

- BCZ 39-79(e) : THE FICUS TREE ON THE PROPERTY IS BLOWN OVER.

Officer Westbrook presented photos of the property and a copy of the inspection report and case history, and said she had spoken with the owner and agreed to recommend ordering compliance within 84 days or a fine of \$25 per day.

Ms. Rosa Louis, owner, explained she could not afford to have the tree removed. She was working with the insurance company to try to have the insurance cover this. Ms. Tell advised Ms. Louis to seek mediation with the insurance company.

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

Case: CE06110570

Martha Taylor
6840 Northwest 26th Avenue

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/3/07.

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

- 47-21.8.A.: THERE ARE AREAS OF DEAD/MISSING GROUND COVER ON THIS PROPERTY.

Officer Viscusi presented photos of the property and recommended ordering compliance within 4 weeks or a fine of \$25 per day.

Mr. Fred Taylor, owner, said they were killing the weeds in preparation for re-sodding the property. He must wait at least another three weeks for the weed killer and bug killers to work and new sod to be installed. He requested 63 days.

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

Case: CE06070487

Bernardo & Monica Iriarte
6889 Northwest 28th Terrace

Ms. Bazer announced that service was via the appearance of the owner at this hearing.

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

- 9-280(h)(1): THERE IS A WOOD FENCE IN DISREPAIR ON THIS PROPERTY.

The following violations were now complied:

- 18-27(a): THERE IS GRASS/PLANT OVERGROWTH PRESENT ON THIS PROPERTY.

- 47-21.8.A.: THERE ARE AREAS OF MISSING/DEAD LAWN COVER ON THIS PROPERTY.

Officer Viscusi said there were originally two cases on this property, one for a new, unpermitted fence the owner had already removed, and one for the sections of old fence on the property, which remained. Officer Viscusi presented photos of the property and the case history, and recommended ordering compliance with 9-280(h)(1) within 14 days or a fine of \$25 per day.

Mr. Bernardo Iriarte, owner, presented his own photos showing the property was now complied. Ms. Tell recommended allowing 14 days for Officer Viscusi to reinspect the property.

Ms. Tell found in favor of the City and ordered compliance with 9-280(h)(1) within 14 days or a fine of \$25 per day.

Case CE06121048

1440 Southwest 4th Avenue LLC
1440 Southwest 4th Avenue

Ms. Bazer announced that service was via the appearance of the owner at this hearing.

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

- 47-19.4.D.4 : DUMPSTER GATES REMAIN OPEN WHEN NOT BEING SERVICED.
- 24-28(a): INADEQUATE DUMPSTER SIZE TO HANDLE GARBAGE GENERATED. GARBAGE CONSTANTLY OVERFLOWING AND ITEMS STACKED NEXT TO DUMPSTER ENCLOSURE.

The following violation was now complied:

- 18-27(a) : THERE ARE LARGE PILES OF LAWN DEBRIS ON THIS PROPERTY.

Mr. Robert Theocles, owner, said the pictures were no longer accurate. He stated that the locks on the dumpster gates had been replaced, so the gates were now closed when not being serviced. He stated there had been a legal dispute involving the dumpster pickup which had recently been resolved as well.

Officer Eaton said similar violations had occurred at the property before and neighbors had complained. Officer Eaton had confirmed with the dumpster company that the dumpsters had not been serviced since November due to lack of payment. Officer Eaton presented photos of the property and recommended ordering compliance with 47-19.4.D.4 within 14 days or a fine of \$50 per day, and with 24-28(a) within 14 days or a fine of \$250 per day.

Mr. Maurice Murray, Code Enforcement Supervisor, agreed with Officer Eaton that the fine for 24-28(a) should be \$250 per day based on the photos and Officer Eaton's testimony.

Ms. Tell found in favor of the City and ordered compliance with 47-19.4.D.4 within 14 days or a fine of \$50 per day, and with 24-28(a) within 14 days or a fine of \$100 per day.

Case: CE06102169

Reflections Villas LLC
1754 Northwest 29th Way

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/2/07.

Ms. Irma Westbrook, Code Enforcement Officer, testified to the following violations:

- 47-19.9 : THERE ARE MISCELLANEOUS ITEMS STORED OUTSIDE ON THE PROPERTY.
- 47-21.8.A. : THERE ARE AREAS OF MISSING LAWN COVER ON THE PROPERTY.
- 9-281(b) : THERE IS AN INOPERABLE, DERELICT BLACK DODGE INTREPID ON THE
- 9-313(a) : THERE ARE NO VISIBLE HOUSE NUMBERS ON THE PROPERTY

Officer Westbrook presented photos and a copy of the inspection report and the case history and recommended ordering compliance with 47-19.9 within 14 days or a fine of \$50 per day, with 47-21.8.A. within 28 days or a fine of \$50 per day, with 9-281(b) within 10 days or a fine of \$100 per day and with 9-313(a) within 14 days or a fine of \$50 per day.

Mr. Oscar Grisales, attorney, suggested 35 days for all violations.

Officer Westbrook confirmed that the owner must prove the vehicle was operable to comply 9-281(b).

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

Case: CE06120594

Smallwoods 13 LLC
1672 Southeast 10th Avenue

Ms. Bazer announced that certified mail sent to the owner and registered agent were accepted on 2/6/07.

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

- 9-308(c): THE MANSARD ROOF ON THE BUILDING IS DAMAGED & IN DISREPAIR.

Officer Eaton presented photos of the property and the case file and said he had a stipulated agreement with the owner to comply within 60 days or a fine of \$50 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 60 days or a fine of \$50 per day.

Case: CE06111461

The New Dawn Enterprises Of Broward
1401 Northeast 57th Place

Ms. Bazer announced that certified mail sent to the owner and registered agent were accepted on 2/5/07 and the inspector had a stipulated agreement with the owner.

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

- 47-19.4.D.4 : DUMPSTER GATES ARE BEING LEFT OPEN.
- 9-306 : THE EXTERIOR OF THE BUILDING HAS AREAS OF CRACKED, PEELING AND MISSING PAINT. THERE ARE AREAS OF CONCRETE WHICH HOLD THE 2ND FLOOR RAILINGS THAT ARE CRUMBLING.

Officer Gottlieb presented photos of the property and the case history, and stated she had a stipulated agreement with the owner to comply within 28 days or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE06110428

Edmund Flak
2733 Northeast 32nd Street

Ms. Bazer announced that service was via posting on the property on 1/23/07 and posting at City Hall on 2/1/07.

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

- 9-306 : THE EXTERIOR OF THE BUILDING IS IN DISREPAIR AND THERE ARE AREAS OF MISSING, CRACKED, PEELING AND FADED PAINT.

The following violations were now complied:

- 9-280(b): THERE ARE BROKEN/MISSING WINDOWS ON THE STRUCTURE.
- 9-281(b): THERE IS A BLACK HONDA ELEMENT ON THE PROPERTY WITH AN EXPIRED TAG.
- 9-304(b): THERE ARE DIFFERENT VEHICLES CONSTANTLY PARKING ON THE GRASS AT THIS PROPERTY.

Officer Gottlieb presented photos of the property and the case file, and stated she had a stipulated agreement with the owner to comply 9-306 within 4 months or a fine of \$25 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 9-306 within 112 days or a fine of \$25 per day.

Case: CE06120859

Kerly Blanc
1223 Northwest 23rd Avenue

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/6/07 and the inspector had a stipulated agreement with the owner.

Mr. Len Champagne, Code Enforcement Officer, testified to the following violations:

- 18-27(a) : THERE IS RUBBISH, TRASH AND DEBRIS ON THE PROPERTY.
- 47-21.8.A. : THE PROPERTY HAS MISSING AND/OR BARE AREAS OF LAWN COVER.
- 9-304(b) : THE GRAVEL DRIVEWAY ON PROPERTY IS NOT WEED FREE AND NEEDS TO BE RE-GRAVELED.

Officer Champagne presented photos of the property and the inspection report and said he had a stipulated agreement with the owner to comply within 14 days or a fine of \$50 per day, per violation.

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

Case: CE06110932

Marcus Mars
1101 Northeast 12th Avenue

Ms. Bazer announced that the inspector had a stipulated agreement with the owner.

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

- 9-281(b): DERELICT VEHICLE: TAN SEVILLE WITH FLAT TIRES AND NO TAGS.

Officer Davis presented photos of the property and the case file and said she had a stipulated agreement with the owner to comply within 10 days or a fine of \$100 per day.

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

Case: CE06102500

Jason Sarji
506 Southeast 11th Court

Request for Extension

Ms. Bazer announced that the owner was requesting an extension.

Mr. John Sarji, the owner's father, said they now had the permit, complying the property, and Officer Ackley had advised Mr. Sarji to discuss the fines with Ms. Tell.

Mr. Len Ackley, Code Enforcement Officer, said the permit application was submitted on 1/26/07 and the permit was issued on 2/12/07. He recommended allowing two more weeks to properly board the property.

Ms. Tell granted a 14-day extension to 3/1/07.

Case: CE06010380

Request for Extension

Ella Sobolevsky
525 West Sunrise Boulevard

Ms. Bazer announced that the owner was requesting an extension.

Ms. Hope Calhoun, attorney representing the tenant, said the tenant was requesting an additional 90 days to comply. The tenant was considering purchasing the adjacent property to resolve the issue.

Ms. Irma Westbrook, Code Enforcement Officer, said she did not object to the extension.

Ms. Tell granted an extension to 5/17/07.

Case: CE06061031

Ordered to ReAppear

Alhambra Circle Properties LLC
148 Isle Of Venice

Ms. Bazer announced the property was complied and the City was requesting imposition of an \$800 fine.

Mr. Roger Hawthorne, property manager, explained that the demolition permits had been delayed and he had been unaware that fines were accruing.

Mr. Mario Sotolongo, Code Enforcement Officer, said there had been a stipulated agreement, and requested the full fine amount.

Mr. Hawthorne reiterated that the demolition permits were late and they had been forced to wait for inspection.

Mr. Maurice Murray, Code Enforcement Supervisor, said he did not object to not imposing the fine.

Ms. Tell imposed no fine.

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

Case: CE06091644

Hearing to Impose Fine

REO Asset Management Inc.
820 Northwest 1st Avenue

Ms. Bazer announced that this case was first heard 11/16/06 to comply by 1/15/07: 1 section at \$50 per day. The property was not complied and the City was requesting imposition of a \$1,500 fine and its continued accrual until the property was complied.

Mr. Joshua Gellar, owner, said he had discovered that he must have a contractor apply for the boarding certificate, and had been informed by City staff that his new contractor must file a change of contractor order first. This should be completed within the next two weeks. Mr. Gellar requested an extension.

Mr. Al Lovingshimer, Code Enforcement Officer, said there had been a stipulated agreement to comply by 1/16/07, and requested the full fine amount.

Ms. Tell granted a 28-day extension to 3/15/07 and ordered the owner to reappear at that hearing.

Case: CE06091645

Hearing to Impose Fine

REO Asset Management Inc.
824 Northwest 1st Avenue

Ms. Bazer announced that this case was first heard 11/16/06 to comply by 1/15/07: 1 section at \$50 per day. The property was not complied and the City was requesting imposition of a \$1,500 fine and its continued accrual until the property was complied.

Ms. Tell granted a 28-day extension to 3/15/07 and ordered the owner to reappear at that hearing.

Case: CE06020782

Hearing to Impose Fine

Mohammed Hanif & Anjanie Rambarrat
4700 Northwest 10th Avenue

Ms. Bazer announced that this case was first heard 12/21/06 to comply by 1/4/07: 1 section at \$25 per day. The property was not complied and the City was requesting imposition of a \$1,025 fine and its continued accrual until the property was complied.

Mr. Brian Rambarrat, the owner's son, requested an additional 28 days to comply. Officer Viscusi had no objection to an extension.

Ms. Tell granted a 28-day extension for BCZ 39-79(e) and ordered the owner to reappear at the 3/15/07 hearing.

Case: CE05111242

Hearing to Impose Fine

Drew Karp
3310 Northwest 63rd Street

Ms. Bazer announced that this case was first heard 12/7/06 to comply by 1/4/07: 1 section at \$25 per day. The property was complied and the City was requesting imposition of a \$600 fine.

Mr. Joseph Buglione, owner's representative, said he thought the property was complied, but the inspector had notified him of a small section of fence remaining on the property which he had immediately taken care of. He said he had been unaware that fines were running on the property.

Mr. Sal Viscusi, Community Inspections Officer, confirmed that since Mr. Buglione was the tenant, he was not aware that fines were running. He confirmed that the property was now entirely complied.

Mr. Maurice Murray, Code Enforcement Supervisor, said the tenant appeared to be responsible, but had not been notified by the owner about the fines. Supervisor Murray felt the fines should be imposed, as they were imposed upon the owner, not the tenant.

Mr. Buglione explained that the owner was his fiancée's boss. Supervisor Murray recommended halving the fine.

Ms. Tell imposed no fine.

Case: CE06070949

Hearing to Impose Fine

Sharon Floyd
2341 Northwest 14th Street

Ms. Bazer announced that this case was first heard 12/7/06 to comply by 1/4/07: 2 sections at \$25 per day. The property was not complied and the City was requesting imposition of a \$2,050 fine and its continued accrual until the property was complied.

Ms. Sharon Floyd, owner, said she had recently inherited the house. She had applied for a grant to cover the costs of repairing the roof, and her son had promised to purchase the sod. Ms. Floyd requested 14 days for the ground cover, and 91 days for the roof.

Ms. Tell granted a 14-day extension for 47-21.8.A. and a 91-day extension for 9-280(b) to 5/17/07, and ordered the owner to reappear at that hearing.

Case: CE06101651

Hearing to Impose Fine

George Criscione
2221 Southwest 28th Way

Ms. Bazer announced that this case was first heard 12/21/06 to comply by 1/4/07 and 1/25/07: 3 sections at \$50 per day. The property was not complied and the City was requesting imposition of a \$3,100 fine and its continued accrual until the property was complied.

Mr. George Criscione, owner, said his house was under construction, and "Mr. Feldman obviously doesn't comprehend that." He described items for which he had been cited, and insisted these were not violations. Ms. Tell confirmed that fines were running for 18-27(a), trash and overgrowth on the property, and fines had accrued for 9-280(f) and 9-280(g), which were now complied. Mr. Criscione explained that he was a pool contractor, and he referred to code regarding pools and construction sites, which stated that when pools were drained for renovation or repairs, a hole must be put in the bottom of the pool to relieve pressure. This is what he had done at this site.

Mr. Criscione stated that there had never been stagnant water in the pool; it was ground water that seeped up into the pool. He had called the EPA and asked if he could add chlorine to the water that collected in the pool, and the EPA said two gallons per month would be permitted, so Mr. Criscione had done this. Mr. Criscione presented photos of the property, and noted that there was no electric or plumbing on the property. He presented a letter from the electrician certifying that electric service to the house was disconnected.

Mr. Adam Feldman, Code Enforcement Officer, presented photos of the pool with water in it. He stated Mr. Criscione was required to maintain the property while under construction, including cleaning the property every 24 hours, and utilizing the dumpster. Officer Feldman said neighbors had made many complaints against the property.

Officer Feldman presented photos depicting trash on the property as of 1/30/07. Mr. Criscione said the photo depicted bulk trash that the City had not removed. He had been forced to pay for a dumpster for the property. Officer Feldman informed Mr. Criscione that if there was no water service to the property, there was no bulk pickup at the property. Mr. Criscione said there was an active water account on the property.

Mr. Criscione claimed that the overgrowth to which Officer Feldman referred was ferns that had always existed on the property. Ms. Tell pointed out areas in the photos that depicted overgrown grass, not ferns.

Ms. Tell recommended that Supervisor Murray speak with Mr. Criscione. After conferring with Mr. Criscione, Supervisor Murray said they had a verbal agreement to allow a 2-week extension for Officer Feldman to reinspect the property.

Ms. Tell granted a 14-day extension and ordered the owner to reappear at the 3/15/07 hearing.

1416 North Andrews Avenue

Ms. Bazer announced that this case was first heard 12/21/06 to comply by 1/4/07: 1 section at \$100 per day. The property was not complied and the City was requesting imposition of the \$4,100 fine and its continued accrual until the property was complied.

Mr. Norman Kent, attorney, explained that Mr. McMillan had been incarcerated for six months and later hospitalized, and squatters had occupied the house in his absence. Mr. Kent had called the Police, who had raided the house and removed the squatters. Mr. Kent said he had tried to pay the property water bill using his power of attorney, but the City would not permit it. He requested an order directing the City Utilities Department to accept Mr. Kent's payment for the water bill. Mr. Kent said he had sent an email to the Mayor, who informed him they should accept his money.

Ms. Bazer agreed to work with Mr. Kent to resolve the matter.

Ms. Tell granted a 63-day extension to April 19, and ordered Mr. Kent to appear at that hearing.

Mr. Kent later returned to the hearing, and reported that the City Treasurer had just accepted his payment for the water bill. Mr. Kent requested that Ms. Tell not impose the fine. Supervisor Murray conferred with Mr. Kent and recommended that no fine be imposed for this case, but that it be scheduled for a Massey hearing on April 19 to be heard with other cases against the same property.

Ms. Tell imposed no fine and ordered Mr. Kent to reappear at the April 19, 2007 hearing.

Case: CE06091211

Hearing to Impose Fine

South Florida Urban Developments LLC
320 Southwest 19th Street

Ms. Bazer announced that this case was first heard 12/7/06 to comply by 1/4/07: 1 section at \$50 per day. The property was not complied and the City was requesting imposition of a \$2,050 fine and its continued accrual until the property was complied.

Mr. Charles McCoy, owner's representative, explained that they had bought the property in this condition and they were demolishing the property to redevelop. Mr. McCoy had the demolition permit and the demolition was scheduled for Tuesday morning.

Mr. Dick Eaton, Community Inspections Officer, said he had begun the case in September because the property was abandoned and inhabited by vagrants. Mr. McCoy had subsequently boarded the property without a permit. Officer Eaton said he had explained that if the property was not complied in time, they must request an extension, but no one had. Mr. McCoy said the notices were being sent to another party.

Ms. Tell granted a 28-day extension to 3/15/07 and ordered the owner to reappear at that hearing.

Case: CE06102513

Hearing to Impose Fine

Maria Munoz & Jose Ramirez
112 Southwest 22nd Terrace

Ms. Bazer announced that this case was first heard 12/21/06 to comply by 12/31/06 and 1/4/07: 1 section at \$100 per day and 3 sections at \$25 per day. The property was complied and the City was requesting imposition of a \$580 fine [reduced from \$1,975].

Mr. Jose Reyes, owner, said he had not understood how to comply the violations. He reported the car had been removed.

Mr. Andre Cross, Code Enforcement Officer, believed that Mr. Reyes had not understood how to comply.

Ms. Saira Ramirez, owner, asked Ms. Tell to abate the fine.

Mr. Maurice Murray, Code Enforcement Supervisor, suggested reducing the fine to \$100.

Ms. Tell imposed a \$100 fine.

Case: CE06081942

Robert Parker
1444 Northwest 4th Street

Ms. Bazer announced that service was via posting on the property on 1/30/07 and posting at City Hall on 2/1/07.

Mr. William Snow, Code Enforcement Officer, testified to the following violations:

- 9-278(g) : ONE OR MORE WINDOWS ARE MISSING SCREENS.
- 9-280(g) : ELECTRICAL WIRES AND ACCESSORIES ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION.
- 9-279(f) : BUILDING IS OCCUPIED WITHOUT BEING CONNECTED TO THE CITY WATER SERVICE.

Officer Snow presented photos of the property and the case file and recommend ordering compliance with 9-279(f) within 14 days or a fine of \$50 per day and with 9-278(g) and 9-280(g) within 28 days or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 9-279(f) within 14 days or a fine of \$50 per day and with 9-278(g) and 9-280(g) within 28 days or a fine of \$50 per day, per violation.

Case: CE05100498

Markatia Equities Inc.
3027 Davie Boulevard

Ms. Bazer announced that service was via posting on the property on 1/25/07 and posting at City Hall on 2/1/07.

Ms. Andre Cross, Code Enforcement Officer, testified to the following violation:

- 9-280(b): THE ROOF ON THIS PROPERTY IS NOT KEPT IN A WATERTIGHT, SECURED CONDITION.

The following violations were now complied:

- 47-19.4.D.8 : THE DUMPSTER ENCLOSURE ON THIS PROPERTY IS IN DISREPAIR.
- 47-22.6.F. : THE SIGNS ON THIS PROPERTY ARE IN DISREPAIR. MOST OF THE SIGNS ARE DAMAGED.
- 9-280(g) : THERE IS EXPOSED WIRING IN THE ELECTRICAL FIXTURES. ALSO, SIGN LIGHTING IS IN DISREPAIR.
- 9-306 : THERE ARE AREAS OF DIRTY AND STAINED PAINT ON THIS BUILDING.
- 9-307(a) : THERE ARE BROKEN WINDOWS ON THIS PROPERTY.

Officer Cross presented photos of the property and the case history and recommended ordering compliance with 9-280(b) within 63 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-280(b) within 63 days or a fine of \$50 per day

Case: CE06100623

Janet Reid
251 Utah Avenue

Ms. Bazer announced that service was via posting on the property on 1/25/07 and posting at City Hall on 2/1/07.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violations:

- 18-27(a) : THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THE FRONT OF THIS PROPERTY.
- 9-281(b) : THERE IS AN UNLICENSED, INOPERABLE VEHICLE STORED IN THE CARPORT OF THIS PROPERTY: GRAY FOUR-DOOR LINCOLN MERCURY.

Officer Cross presented photos of the property, the case file and a copy of the property history, and recommended ordering compliance with 9-281(b) within 10 days or a fine of \$100 per day or the vehicle would be towed, and with 18-27(a) within 14 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-281(b) within 10 days or a fine of \$100 per day with right to tow gray four door Lincoln/Mercury, and with 18-27(a) within 14 days or a fine of \$25 per day.

Case: CE06030272

William Peacock
2409 Southwest 29th Way

Ms. Bazer announced that service was via posting on the property on 1/31/07 and posting at City Hall on 2/1/07.

Mr. Lee Kaplan, Code Enforcement Officer, testified to the following violation:

- 9-280(h)(1) : WOOD FENCE IS IN DISREPAIR.

The following violation was now complied:

- 9-281(b): THERE IS OVERGROWTH THROUGHOUT THE PROPERTY.

Officer Kaplan presented photos of the property and the case file and recommend ordering compliance with 9-280(h)(1) within 63 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-280(h)(1) within 63 days or a fine of \$25 per day.

Case: CE06091929

Phillip Bagicalluppi
1406 Northwest 13th Avenue

Ms. Bazer announced that service was via posting on the property on 1/26/07 and posting at City Hall on 2/1/07.

Ms. Cheryl Pingitore, Code Enforcement Officer, testified to the following violation:

- 9-329(d): THE BOARD-UP CERTIFICATE HAS NOT BEEN RENEWED AND THE PROPER PERMIT HAS NOT BEEN ATTAINED.

Officer Pingitore presented photos of the property and the history and recommend ordering compliance within 14 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day.

Case: CE06120016

Lorenzo & Lourdes Diaz
3645 Southwest 14th Street

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/3/07.

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

- 18-27(a): THERE IS TRASH, RUBBISH AND DEBRIS ON THIS VACANT LOT.
- 47-21.13 A. : THERE IS A DEAD TREE STUMP ON THIS VACANT LOT.

Officer Quintero presented photos of the property and the case history and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

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

Case: CE06111687

Zereta & Goslyn Hamilton
3105 Southwest 12th Place

Ms. Bazer announced that service was via posting on the property on 1/29/07 and posting at City Hall on 2/1/07.

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

- 9-281(b): THERE IS AN UNLICENSED, INOPERABLE GREY OLDSMOBILE CUTLASS CIERRA STORED ON THE PROPERTY. THIS IS A REPEAT VIOLATION OF CASE CE06051072 PREVIOUSLY ORDERED IN VIOLATION BY THE SPECIAL MAGISTRATE ON 9/21/06.

Officer Quintero presented photos of the property and the case file and recommended ordering compliance within 10 days or a fine of \$100 per day, or the vehicle would be towed.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day, with right to tow grey Oldsmobile Cutlass Ciera.

Case: CE06110568

Dahouti Tilakhdin
1317 Southwest 37th Avenue

Ms. Bazer announced that the inspector had a stipulated agreement with the owner.

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

- 9-304(b): THERE IS A TRAILER, FORD VAN (WHITE), AND A TAR MACHINE PARKED ON THE LAWN AT THIS PROPERTY.

The following violation was now complied:

- 47-34.4.B.3.a.: THERE IS A COMMERCIAL BLACK TRAILER STORED IN THE BACK YARD OF THIS PROPERTY.

Officer Quintero presented the case file and said he had a stipulated agreement with the owner to comply 9-304(b) within 14 days or a fine of \$100 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 9-304(b) within 14 days or a fine of \$100 per day.

Case: CE06102317

Iliatha Rozier

1711 Northwest 25th Terrace

Ms. Bazer announced that service was via posting on the property on 1/17/07 and posting at City Hall on 2/1/07.

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

- 47-21.8: THERE ARE AREAS OF DEAD, MISSING GROUND COVER ON THIS PROPERTY.
- 9-280(h)(1) : THERE IS A WOOD FENCE ON THIS PROPERTY IN DISREPAIR.
- 9-281(b) : THERE ARE DERELICT, INOPERABLE VEHICLES BEING STORED ON THIS PROPERTY. SPECIFICALLY, A BLACK 4-DOOR MERCEDES WITH NO TAG ON IT.

The following violations were now complied:

- 9-280(b) : THIS STRUCTURE IS NOT BRING MAINTAINED. THERE IS A BROKEN WINDOW OR OPENING IN THE WALL ON THE RIGHT SIDE OF THE HOUSE COVERED WITH A PIECE OF PLYWOOD.
- 9-304(b) : THERE ARE VEHICLES PARKED ON GRASS SURFACE (REAR YARD) ON THIS PROPERTY.

Officer Viscusi presented photos of the property and the case file and recommend ordering compliance with 47-21.8, 9-281(b) and 9-280(h)(1) within 28 days or a fine of \$25 per day, per violation. Officer Viscusi said rather than tow the vehicle, he would rather that the fines run for 9-281(b), and Ms. Tell recommended a fine higher than \$25 per day for that violation.

Ms. Tell found in favor of the City and ordered compliance with 47-21.8 and 9-280(h)(1) within 28 days or a fine of \$25 per day, per violation, and with 9-281(b) within 28 days or a fine of \$150 per day.

Case: CE06102323

Shantaneka Baynard

1721 Northwest 25th Terrace

Ms. Bazer announced that the inspector had a stipulated agreement with the owner.

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

- 9-280(h)(1): THERE IS A WOOD FENCE ON THIS PROPERTY IN DISREPAIR, MISSING SEVERAL WOOD SLATS.

The following violations were now complied:

- 18-27(a): THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY.
- 9-281(b): THERE ARE DERELICT, INOPERABLE VEHICLES ON THIS PROPERTY. SPECIFICALLY, A WHITE TWO (2)-DOOR MAZDA 323 WITH NO TAG ON IT AND FLAT TIRES.

Officer Viscusi presented photos and the case file and said he had a stipulated agreement with the owner to comply 9-280(h)(1) within 14 days or a fine of \$25 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 9-280(h)(1) within 14 days or a fine of \$25 per day.

Case: CE06102106

Stephen Piegari
2495 Northwest 17th Street

Ms. Bazer announced that the inspector had a stipulated agreement with the owner.

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

- 47-21.8.A.: THERE ARE AREAS OF MISSING LAWN/GROUND COVER ON THIS PROPERTY.
- 9-280(h)(1): THERE IS A CHAIN-LINK FENCE ON THIS PROPERTY THAT IS IN DISREPAIR.

The following violations were now complied:

- 18-27(a): THERE IS GRASS/PLANT OVERGROWTH AND TRASH, RUBBISH AND DEBRIS PRESENT ON THIS PROPERTY.
- 47-19.9 : THERE IS OUTDOOR STORAGE ON THIS PROPERTY, INCLUDING, BUT NOT LIMITED TO BOXES, DOG KENNEL, CAGE, ETC.
- 47-22.9 : THERE IS AN UNPERMITTED SIGN AFFIXED TO THE EXTERIOR FRONT WALL OF THIS HOME THAT READS "PREGALL PROPERTIES, NO VACANCY, 1-305-299-1566 NO TRESPASSING".

Officer Viscusi presented photos of the property and the case file and said he had a stipulated agreement with the owner to comply 47-21.8.A. and 9-280(h)(1) within 14 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 47-21.8.A. and 9-280(h)(1) within 14 days or a fine of \$25 per day, per violation.

Case: CE06120205

Johnnie Chance & Tresa Davis

701 Southwest 15th Avenue

Ms. Bazer announced that service was via posting on the property on 1/29/07 and posting at City Hall on 2/1/07.

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violations:

- 18-27(a) : RUBBISH, TRASH AND DEBRIS FOUND ON PROPERTY.
- 9-281(b) : A DERELICT VEHICLE IS PARKED ON PROPERTY: A BROWN DODGE INTREPID.

Officer Sotolongo presented photos of the property and the case file and recommended ordering compliance with 9-281(b) within 10 days or a fine of \$100 per day or the vehicle would be towed and with 18-27(a) within 14 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-281(b) within 10 days or a fine of \$100 per day with right to tow brown Dodge Intrepid and with 18-27(a) within 14 days or a fine of \$100 per day.

Case: CE06121045

Michael Emerson
415 Southeast 23rd Street

Ms. Bazer announced that certified mail sent to the owner was accepted on 1/19/07.

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

- 18-27(a) : THERE IS OVERGROWTH, TRASH & DEBRIS THROUGHOUT THE PROPERTY.
- 47-19.9: THERE IS OUTDOOR STORAGE THROUGHOUT THE PROPERTY INCLUDING, BUT NOT LIMITED TO OVERSTUFFED FURNITURE.
- 9-281(b) : THERE IS A BLACK, INOPERABLE VAN ON THE PROPERTY.
- 9-304(b) : THERE ARE VEHICLES PARKED ON THE LAWN/GRASS AREA.
- 9-280(h)(1) : THE FENCE AROUND THE PROPERTY IS IN DISREPAIR.

Officer Eaton presented photos of the property and the case file and recommended ordering compliance with 9-281(b) within 10 days or a fine of \$100 per day or the vehicle would be towed, with 18-27(a), 47-19.9, 9-304(b) and 9-280(h)(1) within 14 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 9-281(b) within 10 days or a fine of \$100 per day with right to tow black inoperable van, with 18-27(a), 47-19.9, 9-304(b) and 9-280(h)(1) within 14 days or a fine of \$25 per day, per violation.

Case: CE06102719

Mitsy Hill
1224 Northeast 2nd Avenue

Ms. Bazer announced that service was via posting on the property on 1/26/07 and posting at City Hall on 2/1/07.

Ms. Irma Westbrook, Code Enforcement Officer, testified to the following violations:

- 47-19.9 : THERE IS OUTSIDE STORAGE OF DOORS AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.
- 47-21.8 : THERE ARE MISSING AND/OR BARE AREAS OF GROUND COVER ON THE PROPERTY.
- 9-280(h)(1) : THE WOODEN FENCE IS IN DISREPAIR.
- 9-281(b) : THERE ARE SEVERAL UNLICENSED, INOPERABLE VEHICLES ON THE PROPERTY: GREY LINCOLN MARK 8.

Officer Westbrook presented photos of the property and a copy of the file and recommended ordering compliance with 9-281(b) within 10 days or a fine of \$100 per day, with 47-19.9 within 14 days or a fine of \$50 per day, and with 47-21.8 and 9-280(h)(1) within 28 days or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 9-281(b) within 10 days or a fine of \$100 per day, with 47-19.9 within 14 days or a fine of \$50 per day, and with 47-21.8 and 9-280(h)(1) within 28 days or a fine of \$50 per day, per violation.

Case: CE06102020

Lessie, George & Alpha Omega Curry
2550 Northwest 16th Street

Ms. Bazer announced that service was via posting on the property on 1/26/07 and posting at City Hall on 2/1/07.

Ms. Irma Westbrook, Code Enforcement Officer, testified to the following violations:

- 9-281(b) : THERE IS A BLACK INOPERABLE BUICK LASABRE AND AN UNLICENSED TRAILER ON THE PROPERTY.
- 9-306 : THE PAINT ON THE STRUCTURE IS DIRTY AND STAINED.
- 9-308(b) : THE ROOF IS DIRTY AND STAINED.
- 9-313(a) : THE HOUSE NUMBERS ARE MISSING FROM THE STRUCTURE.

Officer Westbrook presented photos of the property and the inspection history and inspection report and recommended ordering compliance with 9-281(b) within 10 days or a fine of \$100 per day, with 9-313(a) within 14 days or a fine of \$25 per day and with 9-306 and 9-308(b) within 28 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 9-281(b) within 10 days or a fine of \$100 per day, with 9-313(a) within 14 days or a fine of \$25 per day and with 9-306 and 9-308(b) within 28 days or a fine of \$25 per day, per violation.

Case: CE06101635

Norma Miller
1018 Northwest 6th Avenue

Ms. Bazer announced that service was via posting on the property on 1/26/07 and posting at City Hall on 2/1/07.

Ms. Irma Westbrook, Code Enforcement Officer, testified to the following violation:

- 9-329(a): THE STRUCTURE AT THIS PROPERTY HAS BEEN BOARDED FOR MORE THAN A PERIOD OF SIX MONTHS WITH NO BOARD-UP CERTIFICATE.

Officer Westbrook presented photos of the property and the inspection report and case history and recommended ordering compliance within 14 days or a fine of \$100 per day.

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

Case: CE07012026

Charles Donnelly
3018 Northeast 20th Court

Ms. Bazer announced that certified mail sent to the owner was accepted on 2/2/07.

Mr. Al Lovingshimer, Code Enforcement Officer, testified to the following violations:

- 18-27(a): PROPERTY IS OVERGROWN AND HAS DEBRIS SCATTERED ABOUT.
- 9-280(b): ROOF IS NOT IN GOOD REPAIR & SUFFERING SEVERE DETERIORATION AS IS EVIDENT WITH ROTTED WOOD AND MISSING TILES.
- 9-306 : THE STRUCTURE WALLS ARE DIRTY AND IN NEED OF CLEANING AND PAINTING.
- 9-308(a): ROOF TILES ARE NOT SECURE.
- 9-308(b): THE ROOF IS DIRTY.

The following violation was withdrawn:

- 9-281(b): DERELICT VEHICLE ON PROPERTY: GRAY NISSAN 300-Z.

Inspector Lovingshimer presented photos of the property and the inspection report and recommended ordering compliance with 18-27(a), 9-280(b), 9-306, 9-308(a) and 9-308(b) within 28 days or a fine of \$100 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 18-27(a), 9-280(b), 9-306, 9-308(a) and 9-308(b) within 28 days or a fine of \$100 per day, per violation.

Case: CE06110935

Lauderdale Waterfront Association
3100 Windamar Street

Ms. Bazer announced that the inspector had a stipulated agreement with the owner.

Mr. Al Lovingshimer, Code Enforcement Officer, testified to the following violation:

- 9-280(f): UNDERGROUND PIPE IN PARKING LOT LEAKING WATER, CAUSING WATER TO STAND IN CITY SWALE.

Officer Lovingshimer presented photos and the inspection report and stated he had a stipulated agreement with the owner to comply within 90 days or a fine of \$50 per day. Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 90 days or a fine of \$50 per day.

Case: CE06111267

Mercedes Castillo
1751 Northwest 29th Terrace

Ms. Bazer announced that service was via posting on the property on 1/9/07 and posting at City Hall on 2/1/07.

Ms. Tuchette Torres, Code Enforcement Officer, testified to the following violation:

- 9-281(b) : REPEAT VIOLATION: THIS IS A REPEAT VIOLATION OF CASE #CE06061474. THERE ARE INOPERABLE VEHICLES ON THE PROPERTY.

Ms. Tell continued the case to 3/15/07.

Case: CE06102847

T.J. Reddick
2821 Northwest 18th Court

Ms. Bazer announced that service was via posting on the property on 1/26/07 and posting at City Hall on 2/1/07.

Ms. Irma Westbrook, Code Enforcement Officer, testified to the following violations:

- 9-280(b) : THE WINDOWS ON THIS PROPERTY ARE NOT IN REASONABLY GOOD REPAIR. THERE ARE MISSING WINDOW PANES AND SCREENS.
- 9-306 : THE HOUSE ON THIS PROPERTY HAS CHIPPED, MISSING AND/OR STAINED PAINT.

Officer Westbrook presented photos and a copy of the inspection report and inspection history and recommended ordering compliance with 9-280(b) within 14 days or a fine of \$25 per day, and with 9-306 within 28 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-280(b) within 14 days or a fine of \$25 per day, and with 9-306 within 28 days or a fine of \$25 per day.

Case: CE06120698

William Harris
2665 Northwest 20th Street

Ms. Bazer announced that certified mail sent to the owner was accepted [no date].

Ms. Tuchette Torres, Code Enforcement Officer, testified to the following violations:

- 9-280(b) : THE CEILING ON THE PROPERTY IS NOT WATER TIGHT AND IN REASONABLY GOOD REPAIR.
- 9-306 : THE BUILDING ON THE PROPERTY HAS CHIPPED, MISSING AND/OR STAINED PAINT. THE CONCRETE BUFFER WALL/FENCE IS IN DISREPAIR ON THE PROPERTY. IT IS ALMOST SPLIT IN HALF AND HAS MISSING AND CHIPPED PAINT.
- 9-308(a) : THE ROOF ON THE PROPERTY IS NOT MAINTAINED IN A SECURE AND WATER TIGHT CONDITION.
- BCZ 39-79(e) : THERE ARE AREAS OF MISSING LAWN COVER ON THE PROPERTY.
- 9-280(g) : AIR CONDITIONING UNIT ON THE PROPERTY IS IN DISREPAIR.

Officer Torres presented photos and a copy of the inspection report and history and recommended ordering compliance with 9-280(b), 9-308(a) and 9-280(g) within 14 days or a fine of \$25 per day, per violation and with 9-306 and BCZ 39-79(e) within 28 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 9-280(b), 9-308(a) and 9-280(g) within 14 days or a fine of \$25 per day, per violation and with 9-306 and BCZ 39-79(e) within 28 days or a fine of \$25 per day, per violation.

Case: CE06061299

Hearing to Impose Fine

Nader Jabrieh
6141 Northwest 33rd Terrace

Ms. Bazer announced that this case was first heard 11/16/06 to comply by 1/11/07: 2 sections at \$25 per day. The property was not complied and the City was requesting imposition of a \$1,700 fine and its continued accrual until the property was complied.

Ms. Tell signed the order to impose the fine.

Case: CE06062077

Hearing to Impose Fine

William Harris
2517 Northwest 21st Street Apt. B

Ms. Bazer announced that this case was first heard 12/21/06 to comply by 1/4/07 and 1/18/07: 2 sections at \$100 per day. The property was not complied and the City was requesting imposition of a \$6,800 fine and its continued accrual until the property was complied.

Ms. Tell signed the order to impose the fine.

Case: CE06071652

Hearing to Impose Fine

Betina Goodlett
1810 Lauderdale Manors Drive

Ms. Bazer announced that this case was first heard 11/2/06 to comply by 1/30/06: 1 section at \$25 per day. The property was not complied and the City was requesting imposition of a \$1,900 fine and its continued accrual until the property was complied.

Ms. Tell signed the order to impose the fine.

Case: CE06080187

Hearing to Impose Fine

Ileana Ortega
1009 Cordova Road

Ms. Bazer announced that this case was first heard 12/7/06 to comply by 1/4/07: 2 sections at \$25 per day. The property was not complied and the City was requesting imposition of a \$2,050 fine and its continued accrual until the property was complied.

Ms. Tell signed the order to impose the fine.

Case: CE06080301

Hearing to Impose Fine

Donald Downing
2950 Southwest 13th Court

Ms. Bazer announced that this case was originally heard on 12/21/06 with compliance ordered by 1/4/07: 1 section at \$100 per day. The property was not complied and the City was requesting imposition of a \$4,100 fine and its continued accrual until the property was complied.

Ms. Tell signed the order to impose the fine.

Case: CE06091589

Hearing to Impose Fine

Ruby Ferguson
1800 Southwest 10th Court

Ms. Bazer announced that this case was first heard 12/21/06 to comply by 12/31/06 and 1/4/07: 1 section at \$25 per day and 1 section at \$100 per day. The property was not complied and the City was requesting imposition of the \$5,525 fine and its continued accrual until the property was complied.

Ms. Tell signed the order to impose the fine.

Case: CE06110205

Hearing to Impose Fine

Las Olas Courts Ltd. LLC
700 Southwest 2nd Court

Ms. Bazer announced that this case was first heard 12/21/06 to comply by 1/4/07: 1 section at \$100 per day. The property was complied and the City was recommending that no fine be imposed.

Ms. Tell imposed no fine.

Case: CE06100348

Hearing to Impose Fine

Thomas Carter
1506 Northwest 12th Terrace

Ms. Bazer announced that this case was first heard 12/7/06 to comply by 1/4/07: 11 sections at \$100 per day. The property was not complied and the City was requesting imposition of the \$45,100 fine and its continued accrual until the property was complied.

Ms. Tell signed the order to impose the fine.

Case: CE06081977

Request for Extension

Anthony Evans
1324 Northwest 5th Avenue

Ms. Bazer announced that this case was originally heard on 12/21/06 with compliance ordered by 1/25/07:1 section at \$50 per day. The property was complied and the City was requesting imposition of a \$850.00 fine.

Ms. Tell signed the order to impose the \$850.00 fine.

Cases Complied

Ms. Bazer 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:

CE06102061	CE06111416	CE06111708	CE06031788
CE06120506	CE06120503	CE06120747	CE06120860
CE06102832	CE06102217	CE06120481	CE07010792
CE06120070	CE07010235	CE06120743	CE06120745
CE06110112	CE06120744	CE06101713	CE06121592
CE06121404	CE06110943	CE06091416	CE06071295
CE06110938	CE06102759	CE06090615	CE06111253
CE06090144	CE06121425	CE06121444	CE06121441
CE07011204	CE06121459	CE06120604	CE06110666
CE06120612	CE06102031	CE06121081	CE06120289
CE06121334	CE06120130	CE06120306	CE06120311
CE06120442	CE06111838	CE06110892	CE06101411
CE06110106	CE06102627	CE06120440	CE06120564
CE06121306	CE06121641	CE06121515	CE06120466

CE06101946	CE07010728	CE06102506	CE06110944
CE06111151	CE06100633	CE06102080	CE06050673
CE06090103	CE06081978	CE06051523	CE05111748

Cases Pending Service

Ms. Bazer 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:

CE06111652	CE06071118	CE06100212	CE06111193
CE06111171	CE06111794	CE06110201	CE06121424
CE06121442	CE06121443	CE06121445	CE06120988
CE06120219	CE06102005	CE06110417	CE06111082
CE06111459	CE06121285	CE06120708	CE06121571
CE06120703			

Cases Withdrawn

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

CE06121102	CE05111042	CE06121426	CE06010869
CE07011043	CE06091935	CE06060944	

Cases Rescheduled

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


CE05100636

There being no further business, the hearing was adjourned at 1:45 p.m.



SPECIAL MAGISTRATE

ATTEST:



Clerk, Special Magistrate