

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
ROSE-ANN FLYNN PRESIDING
DECEMBER 18, 2008
9:00 A.M. – 11:55 A.M.**

Staff Present:

Mary Allman, Secretary Special Magistrate
Sue Manning, Secretary, Special Magistrate
Erin Peck, Clerk III
Dee Paris, Administrative Aide
Cheryl Pingitore, Code Enforcement Supervisor
John Gossman, Code Enforcement Supervisor
Lin Bradley, Code Enforcement Supervisor
Peggy Burks, Code Enforcement Supervisor
Ginger Wald, Assistant City Attorney
Leonard Ackley, Code Enforcement Officer
Stephanie Bass, Code Enforcement Officer
Mark Campbell, Code Enforcement Officer
Leonard Champagne, Code Enforcement Officer
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
Wilson Quintero, Code Enforcement Officer
Mary Rich, Code Enforcement Officer
Wanda Sappington, Code Enforcement Officer
Bill Snow, Code Enforcement Officer,
Mario Sotolongo, Code Enforcement Officer
Ursula Thime, Code Enforcement Officer
Barbara Urow, Code Enforcement Officer,
Salvatore Viscusi, Code Enforcement Officer

Respondents and Witnesses

CE08071327: Roger Freeman, owner
CE07101101: Donald Mitchell, property manager
CE08050828; CE08051223; CE08051239; CE08051251: James Labossiere, property manager; Abraham Narkes, owner; Thomas Telesco, architect
CE08070624: Gregory Taylor, attorney
CE08010990: Richard Casale, owner
CE08080862: Geronimo Mena, manager
CE08051314: Charlene Williams, property manager

CE08061119: Yehuda Lasri, building manager; Roi Binschtok, project manager Lucas Bianca
CE08031932: Jean Francois, owner
CE08050420: Mark Steinberger. Owner
CE08020540: Timothy Leonard, owner
CE08072285: Charles Jordan, owner
CE08081398: Lorraine Saunders, owner
CE08090571: Robert Edwards, realtor
CE08090909: Wayne Manning, owner
CE08091374: Steven Margolis, owner
CE08010521: Pablo Riano-Medina, contractor
CE08100533: John Lesovsky, owner
CE08010265: Charles Parke, owner
CE08080841: Claudette Chance, owner; Michael Mazur, owner
CE08080558: Roxanne Feldman, attorney; Tewfiq Khoury, neighbor
CE08030863: Pauline Campbell, owner; Jamal Lewis, owner's son
CE08091901: Monroe Pattillo, owner

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

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

Case: CE08091901

Monroe W Pattillo Jr
6730 Northwest 21 Terrace

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

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

THERE IS PLANT/TREE OVERGROWTH PRESENT IN THE REAR AND RIGHT SIDE YARD ON THIS PROPERTY AND THERE ARE TREE BRANCHES GROWING ONTO AND RESTING ON THE ROOF OF THE HOME ON THIS PROPERTY. THERE IS ALSO TRASH/RUBBISH/DEBRIS LITTERING THE REAR YARD.

Complied:
9-280(b)
9-308(b)

Officer Viscusi explained that the owner had recently put a new roof on the property; he planned to remove a tree that was causing the violation, and was experiencing problems locating a contractor to perform the work. Officer Viscusi presented photos of

the property and the case file and recommended ordering compliance with 18-27(a) within 26 weeks or a fine of \$25 per day.

Mr. Monroe Pattillo, owner, confirmed he was seeking a contractor to do the work.

Ms. Flynn found in favor of the City and ordered compliance with 18-27(a) within 26 weeks or a fine of \$25 per day.

Case: CE08072285

Charles & Donna Jordan
1300 Southwest 29 Avenue

Ms. Paris announced that this case was first heard on 10/16/08 to comply by 11/13/08. The property was not complied and the City was requesting imposition of an \$850 fine, which would continue to accrue until the property complied.

Mr. Charles Jordan, owner, stated the City's Waterworks project contractors had killed this tree, and he wished the case to be reheard in order to present his case that WaterWorks, not he, should be responsible to remove the tree.

Mr. Andre Cross, Code Enforcement Officer, said Mr. Jordan informed him he had phoned Waterworks as soon as the property was cited in July, but Mr. Jordan had never contacted him until December 16. Officer Cross had called WaterWorks on December 17, and the project manager, Tracy Pollack, had insisted there was "no way, shape, form or fashion that WaterWorks damaged this tree." WaterWorks had taken video of the tree showing there was no damage from construction equipment, and neighbors indicated the tree had been in this condition for some time. Officer Cross recommended the fines not be imposed, and Mr. Jordan be given a 63-extension to resolve his issues with WaterWorks.

Mr. Jordan again requested that the case be reheard.

Ms. Wald stated the case had been heard on September 8, 2008, a finding of fact was rendered and an order was issued. A motion for a rehearing was required within 30 days.

Mr. Jordan said he believed the matter could be resolved within 63 days.

Ms. Flynn granted a 63-day extension to 2/19/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08071327

Roger & Vienna Freeman
415 Northwest 7 Street

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 11/13/08. The property was complied and the City was requesting imposition of a \$3,300 fine.

Mr. Roger Freeman, owner, said the outdoor storage existed when he purchased the property, and it had taken some time to locate a site to relocate the stored materials. He requested that the fines be abated.

Mr. Alejandro DelRio, Code Enforcement Officer, reported he had visited the property 9 times to inspect. He did not object to reducing the fines to \$580 administrative costs.

Ms. Flynn imposed a \$580 fine.

Case: CE08091374

Steven & Joshua Margolis
2019 Southwest 29 Avenue

Ms. Paris announced that this case was first heard on 11/6/08 to comply by 11/16/08. The property was complied and the City was requesting imposition of a \$200 fine.

Mr. Steven Margolis, owner, explained the work he had done on the property to comply. The last item, the boat removal, had taken so long because the boat's owner had not responded to his requests to remove it.

Mr. Andre Cross, Code Enforcement Officer, confirmed that Mr. Margolis had problems getting the boat removed. He did not object to a reduction of the fine.

Ms. Flynn imposed no fine.

Case: CE08020540

Timothy D Leonard
1244 Northeast 1 Avenue

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 10/16/08. Time to comply had been extended from 11/6/08 to 12/18/08. The property was not complied and fines had accrued to \$1,000.

Mr. Todd Hull, Code Enforcement Officer, stated the remaining violation did not present a threat to the community, and recommended a 119-day extension.

Mr. Timothy Leonard, owner, agreed to the extension.

Ms. Flynn granted a 119-day extension to 4/16/09, during which time no fines would accrue.

Case: CE08081398

Lorraine Saunders
1412 Northwest 4 Avenue

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 10/2/08. Time to comply had been extended from 11/6/08 to 12/18/08. The property was complied and the City was requesting imposition of a \$571 fine for administrative costs [reduced from \$3,400].

Mr. Todd Hull, Code Enforcement Officer, requested imposition of \$571 for administrative costs.

Ms.. Lorraine Saunders, owner, explained she was now paying to store the Jeep while awaiting the insurance settlement. She admitted the \$571 fine was fair, but said it would be a financial hardship.

Ms. Flynn imposed a \$200 fine.

Case: CE08010265

Charles S & Cynthia Parke
2980 Northwest 21 Court

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 12/18/08. The property was not complied and fines would begin to accrue on 12/19/08.

Mr. Todd Hull, Code Enforcement Officer, stated he would not object to a 91-day extension.

Mr. Charles Parke, owner, explained that he expected the insurance check for the new roof soon.

Ms. Flynn granted a 91-day extension to 3/19/09, during which time no fines would accrue.

Case: CE08051314

Federal Apartments Limited Partnership
845 Northwest 10 Terrace

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 10/16/08 and 12/4/08. The property was not complied and fines had accrued to \$650.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said the property manager had worked very hard to get the permits, and she would not object to an extension.

Ms. Charlene Williams, property manager, requested an extension. She stated the permits had been approved and they had a date for the work to be done.

Ms. Flynn granted a 56-day extension to 2/12/09, during which time no fines would accrue.

Case: CE08010521

Church Of Christ Holiness Unto The Lord Inc
2301 Northwest 22 Street

Ms. Paris announced that this case was first heard on 7/17/08 to comply by 9/4/08. Time to comply had been extended from 9/18/08 to 12/18/08. The property was not complied and fines had accrued to \$650.

Mr. Todd Hull, Code Enforcement Officer, said the owner was working with the City, and the project had received approval from the Property and Right-of-Way Committee. He recommended a 91-day extension.

Mr. Pablo Riano-Medina, contractor, explained this was a neighborhood improvement project for Broward County, with whom the City had an interlocal agreement. He said the work was progressing, but they needed an extension while the project acquired other approvals. Mr. Riano-Medina felt 90 days would be sufficient.

Ms. Flynn granted a 91-day extension to 3/19/09, during which time no fines would accrue.

Case: CE08050420

Mark Steinberger
1243 Northeast 11 Avenue

Ms. Paris announced that this case was first heard on 6/5/08 to comply by 7/17/08. She listed extensions to the compliance deadline that had been granted since the case was first heard, informed Ms. Flynn that the property was complied, and the City was requesting imposition of a \$1,000 fine.

Ms. Aretha Davis, Code Enforcement Officer, recommended imposition of the full fine. She noted that the violations would have easily been brought into compliance by converting a room back to a storage room, but the owner had not done this until the fines had begun to run. Officer Davis pointed out that the property was first cited in May.

Mr. Mark Steinberger, owner, apologized for the violation. He claimed that an offsite parking agreement had been in effect since September. Mr. Steinberger said he had decided not to pursue a permits because this would have been too costly. He also

claimed that the fine for the violations should have been \$50 per day, not \$100 per day. Mr. Steinberger requested that fines be reduced to \$250.

Officer Davis explained that the \$50 per day fine amount referred to an earlier case on the property for a previous tenant. That tenant had vacated the property and the case was complied. Since then, Mr. Steinberger had found a new tenant and allowed him to carry on the same activity that caused the violations at the property. When the case was cited for the new tenant, the City had increased the fines because of the blatant disregard of the City's instructions for compliance given to the previous tenant.

Officer Davis reiterated the facts of the case, and stated the proper means to comply had been explained to Mr. Steinberger and both tenants, but they had declined to comply. She had visited the property at least seven times for inspections, and had spent significant time researching the property. Officer Davis felt the \$1,000 fine was fair.

Ms. Flynn imposed the \$1,000 fine.

Case: CE07101101

JPG Bell Property LLC
618 Northwest 6 Avenue

Ms. Paris announced that this case was first heard on 7/17/08 to comply by 9/18/08. Time to comply had been extended from 10/2/08 to 11/20/08. The property was complied and the City was requesting imposition of a \$650 fine.

Mr. Donald Mitchell, property manager, described work done to comply, and noted that the landscaping work required drilling holes in the asphalt, so the parking area repairs had been postponed until the landscaping was complete. He added that a former tenant had created the violations and it had taken some time to evict the tenant.

Alejandro DelRio, Code Enforcement Officer, confirmed that Mr. Mitchell had been in constant contact with him, and the fines had accrued while he waited to be put on an agenda.

Ms. Flynn imposed no fine.

Case: CE08080862

Sci Oregon Funeral Services Inc.
790 Northwest 57 Street

Ms. Paris announced that this case was first heard on 10/16/08 to comply by 11/13/08. The property was complied and the City was requesting imposition of a \$950 fine.

Mr. Sal Viscusi, Code Enforcement Officer, explained that no company representative had ever contacted him in response to notices mailed regarding the violations. Mr. Geronimo Mena, general manager of Goldcoast Crematory Services, had contacted him after the property was posted, and had immediately done the work to comply the property. Mr. Mena had informed Officer Viscusi that his lease required him to address code violations at the property. Officer Viscusi recommended that no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE08080558

A G Realty Fort Lauderdale
3245 South Andrews Avenue

Ms. Paris stated this was a request to vacate the order dated 12/4/08 and re-impose the fine. She stated the case was first heard on 9/18/08 to comply retroactive to 8/7/08. The property was not complied and the City was requesting re-imposition of a \$66,000 fine.

Ms. Wald requested that the 12/4/08 order be vacated because the respondent's attorney had requested a continuance, but was never aware that the City had denied this request. Ms. Flynn could then re-hear the case to impose fines.

Ms. Flynn vacated the order dated 12/4/08.

Mr. Dick Eaton, Code Enforcement Officer, provided a brief history of the case, explaining that after complying a previous case, the respondent had re-installed the fence that blocked the alleyway in August, resulting in the citation for a repeat violation. The respondent had been denied vacation of the alley by the Planning and Zoning Board, and intended to appeal that decision in front of the City Commission. Officer Eaton recommended against any extension of time.

Ms. Roxanne Feldman, attorney; stated the respondent's intention to appeal the Planning and Zoning Board's decision to the City Commission. She requested a 30-day continuance to receive the City Commission's decision. Ms. Feldman felt that denial of the continuance would be a "violation of the basic principles of due process..."

Mr. Tewfiq Khoury, neighbor, explained that the respondent's gate blocked the right-of-way behind his property. The alleyway provided access for the Fire Department and other services at the rear of the properties, and also provided additional parking. The gate installed by the respondent required any vehicle entering the alleyway to exit by backing up. Mr. Khoury explained that the request to vacate the alleyway had been unanimously denied by the Property and Right-of-Way Committee as well.

Ms. Flynn asked Ms. Feldman why her client had replaced the gate after the first case had been heard and the gate had been removed. Ms. Feldman said the tenant felt that

opening the gate created “many safety hazards by having equipment in the property and having unlimited access to the equipment for people to come in and out.” The owner had asked the tenant to remove the gate, but the tenant had not.

Ms. Feldman stated their request had not been denied by “Planning and Right of Way” and they were working with the City engineer to address the issue.

Ms. Flynn denied the request for a continuance, imposed the \$66,000 fine, which would continue to accrue until the property complied.

Case: CE08080841

Claudette & Carl Chance
3134 Southwest 14 Street

Ms. Paris announced that this case was first heard on 10/16/08 to comply by 11/6/08. The property was not complied and the City was requesting imposition of an \$8,200 fine, which would continue to accrue until the property complied.

Mr. Michael Mazur, owner, said they had complied the four violations. He explained that the notices had been sent to Ms. Chance’s former father-in-law in Georgia, and by the time they were aware of the violations, fines had begun to accrue.

Mr. Mark Campbell, Code Enforcement Officer, reported that since 12/2/08, the fence and electrical violations were complied, but the other two violations remained. He acknowledged that there was a problem between Ms. Chance and other family members regarding what was being done with the property.

Mr. Mazur promised to comply the remaining violations immediately.

Ms. Flynn granted an extension to 1/15/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08090571

US Bank National Association
1435 Northwest 8 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 12/1/08.

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

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

47-20.20.H.

THERE IS A PARKING LOT NOT MAINTAINED ON THIS
VACANT/RENTAL PROPERTY. THERE ARE AREAS WITH

OIL/DIRT STAINS, POTHOLES/ASPHALT CRACKS AND
WHEEL STOPS NOT SECURED.

9-280(h)(1)

CHAIN-LINK FENCE IN DISREPAIR. THERE ARE SECTIONS
WITH RAILS AND CHAIN-LINK UNSECURED.

9-306

THE EXTERIOR OF STRUCTURE IS NOT MAINTAINED ON
THIS VACANT/RENTAL PROPERTY. THERE ARE AREAS WITH
DIRT STAINS, PEELING AND MISSING PAINT, ON WALLS
AND FRONT ENTRANCE DOORS.

Complied:

24-27(b)

9-328(a)

Officer Quintero presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 10 days or a fine of \$25 per day, with 47-20.20.H., 9-280(h)(1) and 9-306 within 35 days or a fine of \$25 per day, per violation.

Mr. Robert Edwards, realtor, presented a document from the owners authorizing him to obtain estimates for repairs. He requested 30 days to comply.

Ms. Flynn found in favor of the City and ordered compliance with 18-27(a) within 10 days or a fine of \$25 per day, with 47-20.20.H., 9-280(h)(1) and 9-306 within 35 days or a fine of \$25 per day, per violation.

Case: CE08030863

Pauline Campbell & Ina Cunningham
3687 Southwest 1 Street

Ms. Paris announced that this case was first heard on 6/5/08 to comply by 6/19 and 7/17/08. Time to comply had been extended from 8/21/08 to 10/23/08. The property was not complied and the City was requesting imposition of a \$3,325 fine, which would continue to accrue until the property complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, stated one violation remained: the broken window. She presented a photo of the window showing it had not been repaired properly.

Ms. Pauline Campbell, owner, said she had only replaced two windows, and she had pulled a permit. Officer Gottlieb said Ms. Campbell must hire a contractor and resubmit the permit request.

Mr. Jamal Lewis, the owner's son, said he understood the situation. He requested a 119-day extension. Officer Gottlieb felt 91-days was sufficient.

Ms. Flynn granted a 98-day extension to 3/26/09, during which time no fines would accrue.

Case: CE08070624

US Bank National Association
725 Northwest 4 Avenue

Ms. Paris announced that this case was first heard on 8/21/08 to comply by 9/4/08. Time to comply had been extended from 9/18/08 to 11/20/08. The property was complied and the City was requesting imposition of a \$3,700 fine.

Mr. Gregory Taylor, attorney, said Officer DelRio had agreed to a fine of \$925.

Mr. Alejandro DelRio, Code Enforcement Officer, agreed to the \$925 fine.

Ms. Flynn imposed a \$925 fine.

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

Case: CE08050828

Abraham & Ruth Narkes
701 Northwest 5 Avenue

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 11/13/08. The property was not complied and the City was requesting imposition of a \$6,800 fine, which would continue to accrue until the property complied.

Mr. Thomas Telesco, architect, explained that there were four separate folio numbers for one building, and asked that the properties be combined for the violations.

Mr. Len Champagne, Code Enforcement Officer, explained that as long as the four folio numbers were valid, Code Enforcement officers must cite each number.

Mr. Telesco said he had researched the property, and believed this was a prior, non-conforming use. The owner had researched business licenses that predated the parking requirement and should qualify the property for non-conforming use. Mr. Telesco requested an 84-day extension to resolve this.

Officer Champagne explained that the building use was originally warehouses, and over time the businesses had been converted. Parking was required based on the present use. Officer Champagne said the owner intended to work with the Zoning Department and/or appear before the Board of Adjustment. He said he had discussed this with the owner prior to the hearing. Officer Champagne recommended an extension for the owner to resolve this and an order for the respondent to return at the 3/19/09 Special Magistrate hearing.

Ms. Flynn granted a 91-day extension to 3/19/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08051223

Abraham & Ruth Narkes
719 Northwest 5 Avenue

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 11/13/08. The property was not complied and the City was requesting imposition of a \$6,800 fine, which would continue to accrue until the property complied.

Ms. Flynn granted a 91-day extension to 3/19/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08051239

Abraham & Ruth Narkes
731 Northwest 5 Avenue # A

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 11/13/08. The property was not complied and the City was requesting imposition of a \$6,800 fine, which would continue to accrue until the property complied.

Ms. Flynn granted a 91-day extension to 3/19/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08051251

Abraham & Ruth Narkes
741 Northwest 5 Avenue # A

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 11/13/08. The property was not complied and the City was requesting imposition of a \$6,800 fine, which would continue to accrue until the property complied.

Ms. Flynn granted a 91-day extension to 3/19/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08031932

Jean R Francios
1205 Northeast 5 Avenue

Ms. Paris announced that this case was first heard on 7/17/08 to comply by 8/14 and 10/17/08. The property was not complied and the City was requesting imposition of a \$4,675 fine, which would continue to accrue until the property complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said the respondent had informed her that the roof was repaired, but she could not visually confirm this, and Mr. Francois had not provided receipts for the work. There was also an ongoing problem with trash on the property.

Mr. Jean Francois, owner, stated the tenant was responsible for the trash on the property. He said a relative had repaired part of the roof and he had finished it. He presented a receipt for the items he had purchased to repair the roof.

Officer Gottlieb confirmed that she and a building inspector must have access to the property to confirm the roof was repaired. She said she could arrange this within a few days.

Ms. Flynn granted an extension to 1/15/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08090909

Wayne Manning
1563 West Sunrise Boulevard

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

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

THERE HAS BEEN A CHANGE OF COPY TO THE EXISTING
POLE SIGN ON THIS PROPERTY, WITHOUT FIRST
OBTAINING A PERMIT. THERE IS A SIGN AFFIXED TO THE
BUILDING, FOR WHICH THERE IS NO PERMIT.

Complied:
47-22.3.C.

Officer Gottlieb explained a 2006 permit application had expired, so the owner must resubmit it. She presented photos of the property and the case file and recommended ordering compliance with 47-22.9. within 63 days or a fine of \$50 per day.

Mr. Wayne Manning, owner, said he had never called for final inspection on the expired permit, and requested two months to comply.

Ms. Flynn found in favor of the City and ordered compliance with 47-22.9. within 63 days or a fine of \$50 per day.

Case: CE08061119

700 Northwest 12 Avenue LLC
735 Northwest 11 Avenue

Ms. Paris announced that this case was first heard on 10/2/08 to comply by 10/12 and 11/27/08. The property was not complied, and the owner was requesting an extension.

Ms. Ingrid Gottlieb, Code Enforcement Officer, reported the owner was in the process of resurfacing and re-stripping the driveway and she would not object to an extension.

Mr. Roi Binshtok, project manager, stated it had taken ten weeks for the permit to be issued. He believed they could complete the work on two weeks.

Ms. Flynn granted a 21-day extension to 1/8/09, during which time no fines would accrue.

Case: CE08010990

CFP 500 LLC
C/O Richard Casale, Manager
745 Northwest 5 Avenue

Ms. Paris announced that this case was first heard on 10/2/08 to comply by 11/20/08. The property was complied and the City was requesting imposition of a \$626 fine for administrative costs [reduced from \$4,200].

Mr. Richard Casale, owner, said the alleyway had been blocked for many years, and it had taken some time to remove the fence and relocate the materials. He requested abatement of the fines.

Mr. Alejandro DelRio, Code Enforcement Officer, did not object to the request to abate the fines.

Ms. Flynn imposed no fine.

Case: CE08100461

Ramadhar LLC
717 Southeast 16 Street

Ms. Paris announced that service was via posting on the property on 11/25/08 and at City Hall on 12/4/08.

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

18-27(a)

THERE IS RUBBISH, TRASH AND DEBRIS ON THIS
PROPERTY.

24-27(b)

THE GARBAGE CONTAINERS ARE CONTINUALLY STORED NEAR
THE FRONT OF THE PROPERTY IN THE PARKING LOT.

47-20.20.H.

THE PARKING LOT AT THIS PROPERTY IS NOT BEING
MAINTAINED IN THAT IT HAS POTHOLES.

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

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

Case: CE08100312

Francois Louis
2201 Northwest 7 Court

Ms. Paris announced that service was via posting on the property on 11/25/08 and at City Hall on 12/4/08.

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

THE PROPERTY IS OVERGROWN, COVERED WITH LITTER,
AND NOT BEING MAINTAINED

9-280(b)

THERE ARE BROKEN WINDOWS AND DOORS THAT ALLOW
ACCESS TO UNAUTHORIZED PERSONS TO THE INTERIOR OF
THE HOUSE

9-328(a)

THE HOUSE IS OPEN AND ABANDONED AS THERE ARE
BROKEN WINDOWS AND DOORS ALLOWING ACCESS TO
UNAUTHORIZED PERSONS

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

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

Case: CE08100533

John Lesousky
2424 Aquavista Boulevard

Ms. Paris announced that certified mail sent to the owner was accepted on 11/25/08.

Violations:

18-27(a)

VACANT LOT HAS AREAS WITH OVERGROWN GRASS AND
WEEDS.

47-21.6.L.

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

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CT08101604

Delta Asset Management LLC/
Amy LaLonde
1335 Seminole Drive

Ms. Paris announced that certified mail sent to the owner was accepted on 12/2/08 and certified mail sent to the attorney was accepted on 12/3/08.

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

THERE IS GRASS/PLANT/WEED OVERGROWTH ON PROPERTY

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

Ms. Flynn imposed a \$200 fine.

Case: CT08102075

Tanya Cielo
1418 Northeast 57 Place

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

THE REAR OF THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

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

Ms. Flynn imposed a \$200 fine.

Ms. Paris returned to the case later in the hearing and requested vacation of Ms. Flynn's order due to lack of service.

Ms. Flynn vacated her previous order.

Ms. Paris withdrew the case.

Case: CE08090535

Jose Fernando Sigui
1505 North Fort Lauderdale Beach Boulevard

Ms. Paris announced that service was via posting on the property on 11/26/08 and at City Hall on 12/4/08.

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violation:
9-306

THE PROPERTY IS NOT BEING MAINTAINED, THE PRIVACY WALL ON THE EAST SIDE OF THE PROPERTY IS IN NEED OF PAINT, THERE ARE AREAS OF MISSING AND PEELING PAINT.

Complied:
18-27(a)

Officer Sotolongo presented photos of the property and the case file 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 within 28 days or a fine of \$25 per day.

Case: CT08101904

John Dokimos & Middle River Oasis LLC
519 Antioch Avenue

Ms. Paris announced that certified mail sent to the attorney was accepted on 12/4/08.

Mario Sotolongo
9-281(b)

THERE IS A DERELICT VEHICLE PARKED ON THE PROPERTY. SPECIFICALLY A GREEN TWO-DOOR JEEP WRANGLER.

Officer Sotolongo reported a Citation Violation Notice had informed the owner that he must pay a civil penalty or request an administrative hearing to appeal the citation within

15 days, but the owner had done neither, which constituted an admission of guilt per Section 11-19. Officer Sotolongo presented a copy of the affidavit of non-compliance and requested imposition of a civil penalty in the amount of \$150.

Ms. Flynn imposed a \$150 fine.

Case: CE08090037

Kimberle Autry
1130 Southwest 31 Street

Ms. Paris announced that service was via posting on the property on 11/26/08 and at City Hall on 12/4/08.

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

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

Complied:
9-280(b)

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

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

Case: CE08090170

American One Inc
1016 Southwest 22 Terrace

Ms. Paris announced that service was via posting on the property on 11/24/08 and at City Hall on 12/4/08.

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

THIS PROPERTY IS OCCUPIED WITHOUT HAVING HOT WATER
BEING SUPPLIED TO THE BATHROOM SINK, BATHTUB OR
SHOWER. ADDITIONALLY, THIS OCCUPIED PROPERTY DOES
NOT HAVE HOT WATER BEING SUPPLIED TO THE KITCHEN
SINK AS THERE IS NOT AN ACTIVE FPL / ELECTRIC
SERVICE ACCOUNT FOR THE PROPERTY.

9-279(f)

THE PROPERTY IS OCCUPIED WITHOUT HAVING THE
PLUMBING PROPERLY CONNECTED TO WATER AND SEWER.

THERE IS NO ACTIVE WATER AND SEWER ACCOUNT FOR THE PROPERTY.

Officer Davis presented photos of the property, a water bill account history and the case file 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: CE08092010

American One Inc
1501 Davie Boulevard

Ms. Paris announced that service was via posting on the property on 12/2/08 and at City Hall on 12/4/08.

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

THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE PROPERTY INCLUDING BUT, NOT LIMITED TO OLD MATTRESSES, DRESSER DRAWERS AND TREE DEBRIS.

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

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

Case: CE08092049

Claude Blanc
1389 Southwest 24 Avenue

Ms. Paris announced that service was via posting on the property on 12/2/08 and at City Hall on 12/4/08.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:
9-281(b)

THERE IS AN UNLICENSED, INOPERABLE VEHICLE STORED ON THE PROPERTY INCLUDING, BUT NOT LIMITED TO A BLACK TOYOTA PICK- UP TRUCK. THE VEHICLE DESCRIBED HAS NO TAG. THE CITY REQUESTS THE RIGHT TO TOW AS THE VEHICLE POSES A THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

Officer Cross presented photos of the property and the case file and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to tow the Toyota pickup truck.

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 tow the Toyota pickup truck.

Case: CE08081661

Reed T Ciotti
1770 Southwest 38 Avenue

Ms. Paris announced that service was via posting on the property on 11/25/08 and at City Hall on 12/4/08.

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

THERE IS A LARGE PILE OF YARD WASTE UNDER THE
CARPORT OF THIS PROPERTY.

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

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

Case: CE08100084

Wesley E Stevens
2118 Southwest 37 Terrace

Ms. Paris announced that service was via posting on the property on 11/25/08 and at City Hall on 12/4/08.

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

THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS
SCATTERED ALL AROUND THE PROPERTY AND SWALE AREA,
INCLUDING BUT NOT LIMITED TO YARD WASTE, CLOTHES,
A TOILET, AND CARDBOARD.

9-328(a)

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

Officer Campbell presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$50 per day and with 9-328(a) within 10 days or a fine of \$100 per day with the right to board the property.

Ms. Flynn found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$50 per day and with 9-328(a) within 10 days or a fine of \$100 per day with the right to board the property.

Case: CE08031820

Ghyslaine Paul
711 Northeast 14 Street

Ms. Paris announced that service was via posting on the property on 11/24/08 and at City Hall on 12/4/08.

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

THERE IS OVERGROWTH ON THE PROPERTY AND SWALE.

47-20.20.H.

THE PARKING AREA IS NOT BEING MAINTAINED. THE PAINT HAS FADED AND THERE ARE WEEDS GROWING THROUGH THE CRACKS.

9-306

THERE ARE AREAS OF ROTTED AND UNPAINTED WOOD ON THE STRUCTURE.

Complied:

24-27(b)

9-281(b)

Officer Gottlieb presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$25 per day and with 47-20.20.H. and 9-306 within 28 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$25 per day and with 47-20.20.H. and 9-306 within 28 days or a fine of \$25 per day, per violation.

Case: CE08100286

Dales Wheels & Tires Inc
250 West Sunrise Boulevard

Violation:

47-22.9.

THERE ARE SIGNS ON THE PROPERTY FOR WHICH THERE ARE NO PERMITS, INCLUDING SIGNS PAINTED ON OR AFFIXED TO THE BUILDING AND WINDOWS, SIGN ON A FLAG POLE, AND CHANGE OF COPY TO AN EXISTING FREE STANDING SIGN.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 63 days or a fine of \$25 per day.

Case: CE08071575

Hudson Investments & Association Inc
1123 West Prospect Road

Ms. Paris announced that certified mail sent to the owner was accepted on 11/26/08 and certified mail sent to the registered agent was accepted on 11/26/08.

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violation:
BCZ 39-215.(f)

HE PARKING LOT ON THIS PROPERTY IS NOT BEING
MAINTAINED. THERE ARE MISSING/BROKEN/UNSECURED
WHEEL STOPS AND THE PARKING LOT ITSELF NEEDS TO BE
RESEALED AND RE-STRIPED.

Complied:
18-27(a)

Officer Viscusi reported there was an order of lis pendens filed against the property, but there had been no final judgment yet. The property owner was working with the bank to maintain control of the property. Officer Viscusi presented photos of the property and the case file and recommended ordering compliance with BCZ 39-215(f) within 14 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance with BCZ 39-215(f) within 14 days or a fine of \$25 per day.

Case: CE08082029

David M Gillis &
Douglas V McKinney Trust
4601 Northwest 10 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 11/26/08.

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

THERE ARE NUMEROUS BOARDED UP WINDOWS ON THIS
VACANT/UNOCCUPIED HOME ON THIS PROPERTY, THAT
HAVE BEEN BOARDED UP WITHOUT FIRST OBTAINING A
BOARD UP CERTIFICATE.

Complied:

9-280(b)
18-27(a)
9-328(a)

Officer Viscusi reported there was an order of lis pendens filed against the property, but there had been no final judgment yet. He presented photos of the property and the case file and recommended ordering compliance with 9-328(b) within 14 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-328(b) within 14 days or a fine of \$25 per day.

Case: CE08092229

Hudson Investments & Association Inc
1121 West Prospect Road

Ms. Paris announced that certified mail sent to the owner was accepted on 11/26/08 and certified mail sent to the registered agent was accepted on 11/26/08.

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violation:
BCZ 39-215.(f)

THE PARKING LOT ON THIS PROPERTY IS NOT BEING
MAINTAINED. THERE ARE MISSING/BROKEN/UNSECURED
WHEEL STOPS AND THE PARKING LOT ITSELF NEEDS TO BE
RESEALED AND RE-STRIPPED.

Complied:
18-27(a)

Officer Viscusi reported there was an order of lis pendens filed against the property, but there had been no final judgment yet. The property owner was working with the bank to maintain control of the property. Officer Viscusi presented photos of the property and the case file and recommended ordering compliance with BCZ 39-215.(f) within 14 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance with BCZ 39-215.(f) within 14 days or a fine of \$25 per day.

Case: CE08092232

Hudson Investments & Association Inc
1125 West Prospect Road

Ms. Paris announced that certified mail sent to the owner was accepted on 11/26/08 and certified mail sent to the registered agent was accepted on 11/26/08.

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

BCZ 39-215.(f)

THE PARKING LOT ON THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE MISSING/BROKEN/UNSECURED WHEEL STOPS AND THE PARKING LOT ITSELF NEEDS TO BE RESEALED AND RE-STRIPED.

Complied:
18-27(a)

Officer Viscusi reported there was an order of lis pendens filed against the property, but there had been no final judgment yet. The property owner was working with the bank to maintain control of the property. Officer Viscusi presented photos of the property and the case file and recommended ordering compliance with BCZ 39-215.(f) within 14 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance with BCZ 39-215.(f) within 14 days or a fine of \$25 per day.

Case: CE08101261

Rufus & Carolyn Terry
1621 Northwest 18 Avenue

Ms. Paris announced that service was via posting on the property on 11/24/08 and at City Hall on 12/4/08.

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

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

Officer Sappington presented photos of the property and the case file and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to board the property.

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

Case: CE08110829

Shay Sasson
1313 Northwest 14 Court

Ms. Paris announced that certified mail sent to the owner was accepted on 12/2/08 and certified mail sent to the attorney was accepted on 12/2/08.

Ms. Wanda Sappington, Code Enforcement Officer, testified to the following violation:

9-328(a)

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

Officer Sappington presented photos of the property and the case file and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to board the property.

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

Case: CE08091905

Ricky D Lewis
1424 Northwest 8 Avenue

Ms. Paris announced that service was via posting on the property on 12/1/08 and at City Hall on 12/4/08.

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

THE OCCUPIED BUILDING AT THIS LOCATION DOES NOT HAVE THE REQUIRED CITY WATER SERVICE.

Officer Hull presented photos of the property and the case file 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: CE08092178

Deutsche Bank National
Trust Company Trustee
1106 Northeast 1 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 12/3/08.

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

THERE IS GRAFFITI SPRAYED ON THE FRONT OF THE BUILDING AND THE FRONT AWNING.

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

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

Case: CE08082021

Chrismonne Francois
1616 Northwest 8 Avenue

Ms. Paris announced that service was via posting on the property on 11/25/08 and at City Hall on 12/4/08.

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

PARKING LOT NOT MAINTAINED ON THIS RENTAL
PROPERTY, A DUPLEX. THERE ARE AREAS WITH OIL/DIRT
STAINS, POTHOLES, CRACKS AND WHEEL-STOPPS IN
DISREPAIR.

Complied:

24-27(b)

9-280(h)(1)

Officer Quintero presented photos of the property and the case file and recommended ordering compliance with 47-20.20.H. within 49 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 49 days or a fine of \$25 per day.

Case: CE08090577

Adnan Algabyali
1441 Northwest 8 Avenue

Ms. Paris announced that service was via posting on the property on 11/25/08 and at City Hall on 12/4/08.

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

18-27(a)

THERE IS TRASH AND DEBRIS ON THE PROPERTY AND
SWALE.

24-27(b)

THERE ARE TRASH RECEPTACLES IN FRONT OF THESE
APARTMENTS AFTER BEING SERVICED.

47-20.20.H.

THE PARKING LOT IS NOT MAINTAINED ON THIS
PROPERTY, THERE ARE AREAS WITH OIL/DIRT STAINS,
POTHOLES/CRACKS.

9-313(a)

THERE IS AN ADDRESS NUMBER MISSING FROM THE DUPLEX
NUMBERING AT 1441 APT.

Complied:
47-19.9

Officer Quintero presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 24-27(b) and 9-313(a) within 21 days or a fine of \$25 per day, and with 47-20.20.H. within 49 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance with 18-27(a), 24-27(b) and 9-313(a) within 21 days or a fine of \$25 per day, and with 47-20.20.H. within 49 days or a fine of \$25 per day.

Case: CE08090753

Blondine Beaubrun
1428 Northwest 8 Avenue

Ms. Paris announced that service was via posting on the property on 11/25/08 and at City Hall on 12/4/08.

Mr. Wilson Quintero, Code Enforcement Officer, testified to the following violations:
24-27(b)

THERE ARE TRASH RECEPTACLES IN FRONT OF THESE
APARTMENTS AFTER BEING SERVICED.

47-19.9

THERE IS OUTDOOR STORAGE THAT DOES NOT MEET CODE
REQUIREMENTS, INCLUDING BUT NOT LIMITED TO TIRES,
WOOD TABLE, BUCKETS, MOPED AT THE SOUTH.

47-20.20.H.

THE PARKING LOT ON THIS DUPLEX IS NOT MAINTAINED,
THERE ARE AREAS WITH OIL/DIRT STAINS,
POTHoles/CRACKS AND WHEEL STOPS BROKEN AND
MISSING.

9-306

THE EXTERIOR OF STRUCTURE IS NOT MAINTAINED, THERE
ARE AREAS WITH DIRT STAINS, PEELING AND MISSING
PAINT.

Officer Quintero presented photos of the property and the case file and recommended ordering compliance with 24-27(b) and 47-19.9 within 21 days or a fine of \$25 per day, per violation, and with 47-20.20.H. and 9-306 within 56 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 24-27(b) and 47-19.9 within 21 days or a fine of \$25 per day, per violation, and with 47-20.20.H. and 9-306 within 56 days or a fine of \$25 per day, per violation.

Case: CE08090915

Ricky D Lewis
1422 Northwest 8 Avenue

Ms. Paris announced that service was via posting on the property on 11/25/08 and at City Hall on 12/4/08.

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

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

9-280(h)(1)

THE CHAIN-LINK FENCE IS IN DISREPAIR. THERE ARE
SECTIONS WITH POSTS AND CHAIN-LINK NOT SECURED.

Complied:

9-281(b)

Officer Quintero reported there was an order of lis pendens filed against the property, but there had been no final judgment yet. He presented photos of the property and the case file and recommended ordering compliance with 47-20.20.H. and 9-280(h)(1) within 56 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.20.H. and 9-280(h)(1) within 56 days or a fine of \$25 per day, per violation.

Case: CE08090919

W LLC
1420 Northwest 8 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 11/25/08.

Wilson Quintero
47-20.20.H.

THE PARKING IS NOT MAINTAINED ON THIS DUPLEX.
THERE ARE OIL/DIRT STAINS AND WHEEL STOPS NOT SECURED.

9-280(h)(1)

THE CHAIN-LINK FENCE IS IN DISREPAIR. THERE ARE
SECTIONS WITH RAILS AND CHAIN-LINK UNSECURED, NOT
ATTACHED.

Complied:
18-27(a)

Officer Quintero presented photos of the property and the case file and recommended ordering compliance with 47-20.20.H. and 9-280(h)(1) within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.20.H. and 9-280(h)(1) within 35 days or a fine of \$25 per day, per violation.

Case: CE08090928

Ricky D Lewis
1413 Northwest 8 Avenue

Ms. Paris announced that service was via posting on the property on 11/25/08 and at City Hall on 12/4/08.

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

THERE IS GRASS/PLANT OVERGROWTH ON THE SIDES AND BACK OF THE PROPERTY, TRASH AND DEBRIS ON PROPERTY AND SWALE.

24-27(b)

THERE IS A TRASH RECEPTACLE ON THE SWALE IN FRONT OF THIS PROPERTY APT. # 1413 AFTER BEING SERVICED AND FULL OF GARBAGE.

47-20.20.H.

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

9-306

THE EXTERIOR OF THIS PROPERTY IS NOT MAINTAINED. THERE ARE FRONT WALLS AND DOORS WITH PEELING AND MISSING PAINT.

Officer Quintero reported there was an order of lis pendens filed against the property. He presented photos of the property and the case file and recommended ordering compliance with 18-27(a) and 24-27(b) within 21 days or a fine of \$25 per day, per violation, and with 47-20.20.H. and 9-306 within 63 days or a fine of \$25 per day, per violation.

Ms. Flynn found with 18-27(a) and 24-27(b) within 21 days or a fine of \$25 per day, per violation, and with 47-20.20.H. and 9-306 within 63 days or a fine of \$25 per day, per violation.

Case: CE08091546

Gina & Aguenise Cetoute
1320 Northwest 8 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 11/20/08.

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

THE CHAIN-LINK FENCE IS IN DISREPAIR. THERE ARE
AREAS WITH CHAIN-LINK LOOSE, RAILS MISSING, NOT
SECURED AND BENT, ENTRANCE GATE AT APT. 1318
LEANING ON ONE SIDE.

Complied:

9-304(b)
18-27(a)
47-20.20.H.

Officer Quintero presented photos of the property and the case file and stated he had spoken with the owner, who promised to comply 9-280(h)(1) within 35 days. He recommended ordering compliance with 35 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(h)(1) within 35 days or a fine of \$25 per day.

Case: CE08091430

1330-32 Condo
1330 Northwest 8 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 11/20/08.

Mr. Wilson Quintero, Code Enforcement Officer, testified to the following violations:
9-306

EXTERIOR OF STRUCTURE IS NOT MAINTAINED ON THIS
DUPLEX. THERE ARE AREAS OF WALLS WITH DIRT STAINS
AND PEELING PAINT, AND A BROKEN WINDOW FRAME AT
APT. 1330.

47-20.20.H.

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

Complied:

9-280(h)(1)
18-27(a)
24-27(b)

Officer Quintero presented photos of the property and the case file and recommended ordering compliance with 9-306 and 47-20.20.H. within 35 days or a fine of \$25 per day, per violation.

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

Case: CE08041523

Marianne & Daniel Smyth
2310 Southwest 36 Avenue

Ms. Paris announced that this case was first heard on 11/6/08 to comply by 11/16 and 11/20/08. The property was not complied and the City was requesting imposition of a \$2,900 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$2,900 fine, which would continue to accrue until the property complied.

Case: CE08060933

William & Flora Seckel
721 Northwest 7 Terrace

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

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

Case: CE08061291

Bank Of New York Trustee
1549 Southwest 27 Terrace

Ms. Paris announced that this case was first heard on 11/6/08 to comply by 11/20/08. The property was not complied the City was requesting imposition of a \$2,700 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$2,700 fine, which would continue to accrue until the property complied.

Case: CE08061836

Raquel Herrera
1031 Southwest 31 Avenue

Ms. Paris announced that this case was first heard on 11/6/08 to comply by 11/20/08. The property was not complied the City was requesting imposition of a \$675 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$675 fine, which would continue to accrue until the property complied.

Case: CE08072077

Michael J & Kim L Picazio
1641 South Ocean Drive

Ms. Paris announced that this case was first heard on 11/6/08 to comply by 11/20/08. The property was not complied the City was requesting imposition of a \$675 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$675 fine, which would continue to accrue until the property complied.

Case: CE08061911

Lourdyves Edovarzin
1244 Northwest 6 Avenue

Ms. Paris announced that this case was first heard on 11/6/08 to comply by 11/20/08. The property was not complied the City was requesting imposition of a \$675 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$675 fine, which would continue to accrue until the property complied.

Case: CE08062074

Darren L & Contina Williams
1815 Northwest 7 Avenue

Ms. Paris announced that this case was first heard on 10/2/08 to comply by 11/6/08. The property was not complied the City was requesting imposition of a \$3,075 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$3,075 fine, which would continue to accrue until the property complied.

Case: CE08080642

Tammie Marcus
2052 Southwest 28 Avenue

Ms. Paris announced that this case was first heard on 11/6/08 to comply by 11/20/08. The property was not complied the City was requesting imposition of a \$2,700 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$2,700 fine, which would continue to accrue until the property complied.

Case: CE08070296

Gary Kosuda
221 Northeast 12 Avenue

Ms. Paris announced that this case was first heard on 10/16/08 to comply by 10/30/08. The property was complied the City was requesting imposition of a \$260 fine for administrative costs [reduced from \$950].

Ms. Flynn imposed a \$260 fine.

Case: CE08070940

Joey Costles
3401 Southwest 16 Street

Ms. Paris announced that this case was first heard on 11/6/08 to comply by 11/20/08. The property was not complied the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$1,350 fine, which would continue to accrue until the property complied.

Case: CE08071585

HSBC Bank USA National Association
3314 Southwest 15 Court

Ms. Paris announced that this case was first heard on 10/20/08 to comply by 11/6/08. The property was not complied the City was requesting imposition of an \$8,200 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$8,200 fine, which would continue to accrue until the property complied.

Case: CE08071676

Wells Fargo Bank Mac #X7801-013
827 Northwest 1 Avenue

Ms. Paris announced that this case was first heard on 10/16/08 to comply by 11/13/08. The property was not complied the City was requesting imposition of a \$13,600 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$13,600 fine, which would continue to accrue until the property complied.

Case: CE08081914

Orlando Garcia
801 Southwest 20 Avenue

Ms. Paris announced that this case was first heard on 11/6/08 to comply by 11/20/08. The property was not complied the City was requesting imposition of a \$2,700 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$2,700 fine, which would continue to accrue until the property complied.

Case: CE08091000

Rosalyn Development Inc &
David W Grego
1354 Southwest 26 Avenue

Ms. Paris announced that this case was first heard on 11/6/08 to comply by 11/20/08. The property was not complied the City was requesting imposition of a \$675 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$675 fine, which would continue to accrue until the property complied.

Case: CE08091265

Charles E Donnelly
3018 Northeast 20 Court

Ms. Paris announced that this case was first heard on 11/6/08 to comply by 11/16/08. The property was not complied the City was requesting imposition of a \$3,300 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$3,300 fine, which would continue to accrue until the property complied.

Case: CE08091914

Hudson Investments & Association Inc
1125 West Prospect Road

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

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

Cases Complied

Ms. Paris 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:

CE08090564	CE08100802	CE08100884	CE08092279
CE08090424	CE08091857	CE08030720	CE08082282
CE08092036	CE08100381	CE08100869	CE08100660
CE08101418	CE08101996	CE08110077	CE08091002
CE08091004	CE08100248	CE08082270	CE08090924
CE08092291	CE08102034	CE08100447	CE08081881
CE08071174	CE08091888	CE08091909	CE08101319
CE08111258	CE08082157	CE08082160	CE08082309
CE05091393	CE08090677		

Cases Pending Service

Ms. Paris 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:

CE08090857	CE08081682	CT08101920	CT08102015
CE08080618	CE08092091	CE08100547	CT08110369
CT08102090	CE08060659	CE08081747	CE08100499
CE08111297	CE08090485	CE08091397	CE08090763

Cases Rescheduled

Ms. Paris 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:

CE08101703	CT08102022	CE08091574	CE08091601
CE08091638	CE08091687	CE08101005	

Cases Withdrawn

Ms. Paris 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:

CE08092306
CE08061134

CE08051151

CE08051153

CE08080639

Cases Closed

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

CE08051232


CE07121213

There being no further business, the hearing was adjourned at 11:55 a.m.



Special Magistrate

ATTEST:



Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services