



CITY OF  
FORT  
LAUDERDALE

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*Venice of America*

# SPECIAL MAGISTRATE HEARING AGENDA

March 17, 2011

9:00 A.M.

**COMMISSION MEETING ROOM  
CITY HALL**

100 N ANDREWS AVE

**ROSE-ANN FLYNN  
PRESIDING**

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
MARCH 17, 2011  
9:00 AM

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**NEW BUSINESS**

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CASE NO: CE11011300  
CASE ADDR: 1900 N FEDERAL HWY  
OWNER: THOMPSON, JANET & ANTWEILER, J L  
RICKEL, JOHN % REC DEVELOPMENT  
INSPECTOR: URSULA THIME

VIOLATIONS: 18-12(a)  
THERE IS RUBBISH TRASH AND DEBRIS SCATTERED ON THE SOUTH SIDE OF THIS PROPERTY, IT CONSISTS BUT IS NOT LIMITED TO SUPERMARKET CARTS FULL OF TRASH, BOTTLES, CLOTHES, YARD DEBRIS, EMPTY FOOD CONTAINERS, ETC.

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CASE NO: CE10091910  
CASE ADDR: 3030 HARBOR DR  
OWNER: SATYAN BEACH PROPERTIES LLC  
INSPECTOR: MARIO SOTOLONGO

VIOLATIONS: 9-306  
THE EXTERIOR OF THE BUILDING IS NOT BEING MAINTAINED, IN THAT THERE ARE AREAS OF THE EXTERIOR WALLS WHERE THE STUCCO IS CRACKED, AND THERE ARE SECTIONS OF THE CONCRETE RAILINGS THAT HAVE EXPOSED AND RUSTED STEEL REINFORCEMENT.

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CASE NO: CE10120105  
CASE ADDR: 1 W LAS OLAS BLVD  
OWNER: LAS OLAS & ANDREWS LLC % JEFFREY OSTROW ESQ  
INSPECTOR: TODD HULL

VIOLATIONS: 18-12(a)  
THE PROPERTY IS OVERGROWN WITH GRASS, WEEDS AND OTHER PLANT LIFE. THERE IS TRASH, RUBBISH AND SOLID WASTE ON THE PROPERTY.

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CASE NO: CE11011745  
CASE ADDR: 842 SW 13 ST  
OWNER: RICHARDS, EVELYN  
INSPECTOR: MARK CAMPBELL

VIOLATIONS: 18-11(a)  
THE POOL ON THIS PROPERTY HAS GREEN STAGNANT WATER WHICH IS OR MAY REASONABLY BECOME INFESTED WITH MOSQUITOS AND IS ENDANGERING THE PUBLIC HEALTH, SAFETY AND WELFARE.

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CITY COMMISSION MEETING ROOM - CITY HALL

MARCH 17, 2011

9:00 AM

CASE NO: CE10120709  
CASE ADDR: 709 SW 13 AVE  
OWNER: CITIMORTGAGE INC % LAW OFFICE OF DAVID J STERN  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 24-26.(2)  
THERE IS NO SCHEDULED SOLID WASTE COLLECTION AT THIS OCCUPIED RESIDENTIAL FOUR-UNIT PROPERTY.

24-29(a)  
THE LACK OF TRASH COLLECTION SERVICE ON THE PROPERTY HAS LED TO TRASH OVERFLOWING FROM THE TRASH BINS, AND ON THE GROUND SURROUNDING THE AREA, CREATING UNSIGHTLY AND UNSANITARY CONDITIONS.

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CASE NO: CE11011512  
CASE ADDR: 1016 NE 17 AVE  
OWNER: BOLDUC, JAY  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 18-12(a)  
COMPLIED

9-279(e)  
COMPLIED.

9-279(f)  
COMPLIED

9-280(b)  
THERE ARE BROKEN/CRACKED WINDOWS PANES ON THIS MULTIFAMILY DWELLING AND A REAR WOODEN DOOR ROTTEN. THE WINDOWS/DOOR ARE NOT WEATHER, WATERTIGHT OR RODENT PROOF.

9-280(h)(1)  
REAR CHAIN LINK FENCE IN DISREPAIR.

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CASE NO: CE10110931  
CASE ADDR: 2605 NE 13 CT  
OWNER: GIACCHETTO, BRIAN T H/E MELANCON, THOMAS  
INSPECTOR: WANDA SAPPINGTON

VIOLATIONS: 25-5  
THERE ARE AT LEAST 2 LARGE BOULDERS ON THE NORTHWEST SIDE OF THE PROPERTY ON THE CITY SWALE.  
THERE ARE MULTIPLE CONCRETE TRIANGLES ON THE WEST CORNER ON THE CITY SWALE.

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CITY COMMISSION MEETING ROOM - CITY HALL

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CASE NO: CE11011389  
CASE ADDR: 3001 BAYVIEW DR  
OWNER: SHERMAN, STEVEN T  
INSPECTOR: WANDA SAPPINGTON

VIOLATIONS: 18-11(a)  
THE POOL AT THIS PROPERTY IS FILLED WITH GREEN/STAGNANT WATER. THIS POOL IS UNSANITARY, UNSIGHTLY, AND IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES. IN ITS CURRENT CONDITION, THIS POOL POSES A THREAT TO THE HEALTH, SAFETY, AND WELFARE TO THE COMMUNITY.

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CASE NO: CE11012315  
CASE ADDR: 1821 SW 23 TER  
OWNER: GLOBAL DIRECT MANAGEMENT LLC  
INSPECTOR: WILLIAM SNOW

VIOLATIONS: 18-11(b)  
THE SWIMMING POOL LOCATED AT THE REAR OF THIS UNOCCUPIED SINGLE FAMILY RESIDENCE IS NOT BEING MAINTAINED. THE WATER IN THE POOL IS STAGNANT, DIRTY AND DARK BROWN IN COLOR. IN ADDITION THERE IS TRASH AND RUBBISH IN THE POOL. THE POOL IN THIS CONDITION IS A PUBLIC NUISANCE.

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CASE NO: CT11010830  
CASE ADDR: 624 SW 16 AVE  
OWNER: RODRIGUEZ, ROGELIO  
INSPECTOR: WILLIAM SNOW

VIOLATIONS: 24-28(a)  
THIS MULTI FAMILY RESIDENCE DOES NOT HAVE A SOLID WASTE DUMPSTER OR RECEPTACLES. NO SOLID WASTE COLLECTION SERVICE IS BEING PROVIDED AS REQUIRED BY CODE.

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CASE NO: CE10120265  
CASE ADDR: 1641 S OCEAN DR  
OWNER: WACHOVIA BANK NA % MARSHALL C WATSON PA  
INSPECTOR: ARETHA WIMBERLY

VIOLATIONS: 18-11(b)  
NUISANCE - THE POOL AT THIS VACANT RESIDENTIAL PROPERTY CONTAINS DIRTY STAGNANT WATER AS WELL AS RUBBISH, TRASH, AND DEBRIS. THE CITY OF FORT LAUDERDALE CONSIDERS THIS TO BE A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AS IT IS CREATING A BREEDING GROUND FOR MOSQUITOS, INSECTS, AND OTHER PESTS.

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CITY OF FORT LAUDERDALE

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CITY COMMISSION MEETING ROOM - CITY HALL

MARCH 17, 2011

9:00 AM

CASE NO: CE10120815  
CASE ADDR: 2020 S MIAMI RD  
OWNER: MIAMI ROAD PARTNERS LLC  
INSPECTOR: ARETHA WIMBERLY

VIOLATIONS: 18-12(a)  
NUISANCE - THERE IS MISCELLANEOUS RUBBISH, TRASH,  
AND DEBRIS STORED ON THIS RESIDENTIAL PROPERTY  
INCLUDING SHOPPING CARTS AND OTHER RUBBISH INSIDE  
OF A DUMPSTER ENCLOSURE AND A DISCARDED MATTRESS  
AND OTHER RUBBISH ALONGSIDE THE EAST WALL OF THE  
PROPERTY. THIS IS A RECURRING VIOLATION HENCE THE  
CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE  
RATHER IT COMES INTO COMPLIANCE PRIOR TO THE  
HEARING OR NOT.

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CASE NO: CE10090864  
CASE ADDR: 1322 NW 8 AVE # B  
OWNER: SAINT FORT, MARIE  
INSPECTOR: BARBARA UROW

VIOLATIONS: 18-12(a)  
THERE IS TRASH, RUBBISH, AND DEBRIS SCATTERED  
ABOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO  
LANDSCAPE DEBRIS AND FURNITURE. THE PROPERTY HAS  
BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

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CASE NO: CE10110279  
CASE ADDR: 795 NW 13 ST  
OWNER: LAKE SHORE ASSETS LLC  
INSPECTOR: BARBARA UROW

VIOLATIONS: 9-280(b)  
THERE ARE WINDOWS AT THIS PROPERTY THAT ARE NOT  
WATER TIGHT OR RODENT PROOF.

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CASE NO: CE10120769  
CASE ADDR: 1124 NW 5 AVE  
OWNER: U S BANK NATIONAL ASSN TRSTEE  
INSPECTOR: BARBARA UROW

VIOLATIONS: 18-12(a)  
THERE IS TRASH, RUBBISH, AND DEBRIS SCATTERED  
ABOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO  
LANDSCAPE DEBRIS. THE PROPERTY HAS BECOME  
OVERGROWN AND HAS NOT BEEN MAINTAINED.

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CITY COMMISSION MEETING ROOM - CITY HALL

MARCH 17, 2011

9:00 AM

CASE NO: CE11010735  
CASE ADDR: 1150 NW 9 TER  
OWNER: WOLVERTON, JOHN D EST  
INSPECTOR: SAL VISCUSI

VIOLATIONS: 47-5.31.

THERE IS A VACANT/UNOCCUPIED SINGLE FAMILY RESIDENCE AT THIS LOCATION THAT HAS HAD A ROOF COVERED WOOD STRUCTURE ERECTED ON THE LEFT SIDE YARD THAT IS CONNECTED TO THE DWELLING ON THIS PROPERTY. THIS PROPERTY IS LOCATED IN THE LAUDERDALE MANORS RESIDENTIAL SUB-DIVISION AND IS ZONED RS-8 (RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY DISTRICT) THIS STRUCTURE IS IN VIOLATION OF THE ZONING SIDE YARD REQUIREMENT FOR RS-8 ZONED PROPERTIES. THE MINIMUM SIDE YARD REQUIREMENT IS (5FT) AS STATED IN THE U.L.D.R. UNDER THE TABLE OF DIMENSIONAL REQUIREMENTS FOR RS-8 ZONED PROPERTIES.

9-280(b)

THERE ARE SEVERAL WINDOWS ON THE VACANT/ UNOCCUPIED DWELLING ON THIS PROPERTY THAT ARE BROKEN OR ARE IN DISREPAIR. THERE ARE AREAS OF SOFFIT AND FASCIA BOARDS THAT ARE ROTTING, MISSING AND IN DISRPEAIR. THERE IS A SECTION OF EXTERIOR WALL IN THE REAR YARD OVERTOP OF A SLIDING GLASS DOOR THAT LEADS INTO THE KITCHEN THAT IS IN DISREPAIR AND A LARGE HOLE IS VISIBLE.

9-280(h)(1)

THERE IS A 4FT WOOD AND PLASTIC FENCE ON THE RIGHT SIDE YARD THAT IS DAMAGED, DOWN AND IN DISREPAIR.

9-306

THERE ARE AREAS OF MISSING/CHIPPING/ PEELING PAINT AND DIRT STAINS PRESENT ON THE EXTERIOR WALLS, FASCIA AND SOFFIT BOARDS ON THE HOME ON THIS PROPERTY.

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CASE NO: CE11011793  
CASE ADDR: 1470 NW 20 ST  
OWNER: MIDFIRST BANK  
INSPECTOR: SAL VISCUSI

VIOLATIONS: 18-12(a)

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

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CITY COMMISSION MEETING ROOM - CITY HALL

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CASE NO: CE11011777  
CASE ADDR: 1470 NW 20 ST  
OWNER: MIDFIRST BANK  
INSPECTOR: SAL VISCUSI

VIOLATIONS: 18-11(a)  
THE SWIMMING POOL IN THE REAR YARD ON THIS OCCUPIED PROPERTY IS PARTIALY FILLED WITH TRASH/RUBBISH/DEBRIS AND GREEN/STAGANANT WATER. THIS POOL IN THIS CONDITION IS UNSANITARY, UNSIGHTLY AND IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES. THIS POOL IN THIS CONDITION ALSO POSES A THREAT TO THE HEALTH, SAFETY, AND WELFARE TO THE COMMUNITY.

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CASE NO: CE11010315  
CASE ADDR: 1112 NW 18 CT  
OWNER: BLANC, KERLY  
INSPECTOR: SAL VISCUSI

VIOLATIONS: 9-280(b)  
THERE ARE WINDOWS AND EXTERIOR DOORS OF THE VACANT/ UNOCCUPIED SINGLE FAMILY RESIDENCE ON THIS PROPERTY THAT ARE BROKEN OR ARE IN DISREPAIR.

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CASE NO: CE11011515  
CASE ADDR: 400 N FEDERAL HWY  
OWNER: AMERA FEDERAL 400 LTD  
INSPECTOR: DICK EATON

VIOLATIONS: 18-12(a)  
THERE IS LOOSE TRASH AND DEBRIS AT THIS VACANT PROPERTY INCLUDING BUT NOT LIMITED TO INSIDE THE DUMPSTER ENCLOSURE AND ALONG THE NORTH AND EAST SIDES OF THE BUILDING.

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CASE NO: CE11010507  
CASE ADDR: 2301 SOLAR PLAZA DR  
OWNER: FARKAS, LEE  
INSPECTOR: DICK EATON

VIOLATIONS: 47-19.3(h)  
THERE IS A VESSEL MOORED AT THIS RS-8 ZONED PROPERTY THAT EXTENDS BEYOND THE 25' MINIMUM SIDE SETBACK LINES ABUTTING A WATERWAY, PER SECTION 47-5.31.

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CASE NO: CE11010596  
CASE ADDR: 213 ROYAL PALM DR  
OWNER: GOLDSTEIN, DAVID M TRSTEE  
INSPECTOR: DICK EATON

VIOLATIONS: 8-91.(b)  
THERE IS A BOAT HOIST AT THIS PROPERTY WHICH HAS BEEN INSTALLED WITHOUT REQUIRED PERMITS AND APPROVALS. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, A PERMIT FOR THE ERECTION OF DOCKS, SLIPS, BOAT DAVITS, HOISTS AND MOORING PILES OR SIMILAR BOAT MOORING STRUCTURES SHALL BE OBTAINED FROM THE BUILDING DEPARTMENT.

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CASE NO: CE11020276  
CASE ADDR: 544 NE 17 AVE  
OWNER: HSBC BANK USA NA TRSTEE  
INSPECTOR: DICK EATON

VIOLATIONS: 18-11(b)  
THE POOL AT THIS VACANT PROPERTY IS FULL OF GREEN STAGNANT WATER, CREATING A POTENTIAL BREEDING GROUND FOR MOSQUITOS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE NEIGHBORHOOD.

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CASE NO: CE11010791  
CASE ADDR: 636 NE 1 AVE  
OWNER: LAMBRIX, BRICE J  
INSPECTOR: DICK EATON

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH AND LAWN DEBRIS THROUGHOUT THIS PROPERTY AND SWALE AREA, INCLUDING WEEDS GROWING UP AROUND THE FOUNDATION OF THE HOUSE.

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CASE NO: CE11012091  
CASE ADDR: 520 NW 23 AVE  
OWNER: YAFLAG LLC  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 18-12(a)  
THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE PROPERTY INCLUDING BUT, NOT LIMITED TO A PILE OF TREE DEBRIS.

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CASE NO: CE11020065  
CASE ADDR: 913 NE 4 AVE  
OWNER: HANSEN, JOHN III  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 18-12(a)  
THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE ALLEY-WAY) AND HAS NOT BEEN MAINTAINED.

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CASE NO: CE11020207  
CASE ADDR: 900 NE 3 AVE  
OWNER: IHL PROPERTIES LLC % MATTHEW J BROCK  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 18-12(a)  
THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE ALLEY-WAY) AND HAS NOT BEEN MAINTAINED.

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CASE NO: CE11020209  
CASE ADDR: 900 NE 3 AVE # B  
OWNER: HANSEN, JOHN F III  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 18-12(a)  
THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE ALLEY-WAY) AND HAS NOT BEEN MAINTAINED.

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CASE NO: CE11020216  
CASE ADDR: 910 NE 3 AVE  
OWNER: SA CHALLENGER INC  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 18-12(a)  
THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE ALLEY-WAY) AND NOT BEEN MAINTAINED.

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CASE NO: CE11020351  
CASE ADDR: 825 PROGRESSO DR  
OWNER: 825 PROGRESSO DR LLC  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 18-12(a)  
THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

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CASE NO: CE11010869  
CASE ADDR: 521 LONG ISLAND AVE  
OWNER: CREAMER, JAMES F  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 9-280(b)  
THERE ARE TWO FRONT WINDOWS AT THE PROPERTY THAT  
ARE IN DISREPAIR AND COVERED WITH BOARDS.

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CASE NO: CE10111170  
CASE ADDR: 1030 SW 31 AVE  
OWNER: ENGLAND, LISTON  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 18-12(a)  
THE LAWN AT THIS OCCUPIED PROPERTY HAS BECOME  
OVERGROWN AND IS NOT BEING MAINTAINED.

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CASE NO: CE11011773  
CASE ADDR: 170 PENNSYLVANIA WAY  
OWNER: THELUS, MICHEL  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 18-4(c)  
THERE IS A ORANGE FORD F150 PARKED IN THE DRIVEWAY  
OF THE PROPERTY WITH AN EXPIRED TAG. TAG NUMBER  
049 MZB, EXPIRATION DECEMBER 2010.

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CASE NO: CE11012020  
CASE ADDR: 3761 SW 1 ST  
OWNER: DEUTSCHE BANK NATL TR CO TRSTEE  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 18-12(a)  
THE LAWN AT THIS VACANT PROPERTY HAS BECOME  
OVERGROWN AND IS NOT BEING MAINTAINED. THERE IS  
TRASH AND DEBRIS SCATTERED ABOUT THE PROPERTY.

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CASE NO: CE11012024  
CASE ADDR: 3761 SW 1 ST  
OWNER: DEUTSCHE BANK NATL TR CO TRSTEE  
%MOSKOWITZ MS SIMOWITZ PA  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 18-11(b)  
THE POOL AT THIS VACANT PROPERTY IS GREEN WITH  
STAGNANT WATER. THE POOL IN THIS CONDITION  
ENDANGERS THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

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CITY COMMISSION MEETING ROOM - CITY HALL

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CASE NO: CE11020325  
CASE ADDR: 520 SW 24 AVE  
OWNER: MOMPREMIER, AUGUSTIN  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 18-11(a)  
THE POOL AT THIS PROPERTY HAS GREEN WATER AND IS NOT BEING MAINTAINED. THE POOL IN THIS CONDITION ENDANGERS THE HEALTH SAFETY AND WELFARE OF THE COMMUNITY.

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CASE NO: CT11012253  
CASE ADDR: 601 SW 27 AVE  
OWNER: AZALEA MOBILE PARK LLC  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 24-28(a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THE GROUND INSIDE THE DUMPSTER ENCLOSURE AND OUTSIDE OF THE DUMPSTER ENCLOSURE. THE AREAS SURROUNDING THE BULK CONTAINER IS NOT BEING MAINTAINED IN A GOOD, CLEAN AND SANITARY CONDITION.

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CASE NO: CE10101634  
CASE ADDR: 4720 NW 15 AVE  
OWNER: FIRST INDUSTRIAL L P  
INSPECTOR: MARY RICH

VIOLATIONS: 47-21.13 A.  
THERE IS A LARGE DEAD TREE TO REAR SOUTHEAST PORTION OF PROPERTY. THE DEAD TREE IN THIS CONDITION THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY AND WELFARE OR WHICH COULD CAUSE THE SPREAD OF DISEASE OR INFESTATION TO SURROUNDING PLANT LIFE, IS HEREBY PROHIBITED AND DECLARED TO BE A PUBLIC NUISANCE.

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CASE NO: CE10121113  
CASE ADDR: 4710 NW 15 AVE # A1  
OWNER: FIRST INDUSTRIAL L P  
INSPECTOR: MARY RICH

VIOLATIONS: 18-12(a)  
THERE IS TRASH, RUBBISH AND DEBRIS INCLUDING, BUT NOT LIMITED TO CARPET PADDING AND REMNANTS, ON PROPERTY.

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CITY COMMISSION MEETING ROOM - CITY HALL

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CASE NO: CE10111992  
CASE ADDR: 6520 NW 34 AVE  
OWNER: FEDERAL NATIONAL MORTGAGE ASSN  
INSPECTOR: MARY RICH

VIOLATIONS: 9-308(b)  
THE ROOF IS NOT MAINTAINED IN A CLEAN CONDITION.  
THERE ARE ONE OR MORE TARPS ON THE ROOF. THE  
TARP(S) ARE NOT A PERMANENT PART OF THE BUILDING  
OR A FUNCTIONAL ELEMENT OF ITS MECHANICAL OR  
ELECTRICAL SYSTEM.

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CASE NO: CE10120182  
CASE ADDR: 2010 NE 62 ST  
OWNER: CITIBANK  
INSPECTOR: MARY RICH

VIOLATIONS: 9-280(h)(1)  
THE WOODEN FENCE IS FALLING, MISSING SECTIONS AND  
IN DISREPAIR.

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CASE NO: CE11011742  
CASE ADDR: 6500 NW 9 AVE  
OWNER: JCN LLC % NAUTICAL FURNISHINGS  
INSPECTOR: MARY RICH

VIOLATIONS: 18-12(a)  
THERE IS TRASH, RUBBISH AND DEBRIS INCLUDING, BUT  
NOT LIMITED TOO, MATTRESSES PILED TO REAR AND  
OVERFLOWING DUMPSTER ON PROPERTY.

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CASE NO: CE11011796  
CASE ADDR: 1413 NE 56 CT  
OWNER: YANCEY, H B & ELIZABETH G  
INSPECTOR: MARY RICH

VIOLATIONS: 18-11(a)  
THE POOL AT THIS LOCATION IS FILLED WITH GREEN,  
STAGNANT WATER.

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CASE NO: CE11020020  
CASE ADDR: 6100 NW 31 WY  
OWNER: ZEHTABI, MAHJABIN  
INSPECTOR: MARY RICH

VIOLATIONS: 18-12(a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON PROPERTY.

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CASE NO: CE11012304  
CASE ADDR: 2900 NW 69 CT  
OWNER: LASALA, JOSEPH H/E LASALA, GINA  
INSPECTOR: MARY RICH

VIOLATIONS: 18-12(a)

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

THIS IS A REPEAT VIOLATION ON THIS PROPERTY. THIS  
HAS BEEN A RECURRING VIOLATION ON THIS PROPERTY.  
ON 3/18/2010 CASE CE10020157 WAS PRESENTED BEFORE  
SPECIAL MAGISTRATE PURDY, WHO RULED IN FAVOR OF  
THE CITY DECLARING THIS TO BE A RECURRING  
VIOLATION ON THIS PROPERTY AND ISSUED A FINDING OF  
FACT ON BEHALF OF THE CITY OF FORT LAUDERDALE.

THIS CASE WILL BE PRESENTED TO THE SPECIAL  
MAGISTRATE WHETHER THE VIOLATION COMPLIES PRIOR TO  
THE HEARING DATE OR NOT.

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CITY COMMISSION MEETING ROOM - CITY HALL

MARCH 17, 2011

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HEARING TO IMPOSE FINES

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CASE NO: CE10080491  
CASE ADDR: 608 SW 5 AVE  
OWNER: MTB FL LLC  
INSPECTOR: TODD HULL

VIOLATIONS: 18-12(a)

THERE IS TRASH, RUBBISH AND SOLID WASTE SCATTERED ABOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO AN ACCUMULATION YARD WASTE, PLYWOOD, MOTOR OIL CONTAINERS AND BROKEN CERAMIC FLOOR TILES.

47-20.20.H.

THE PARKING AREA IS NOT MAINTAINED. THERE ARE ONE OR MORE BROKEN WHEEL STOPS.

9-305(b)

THE LANDSCAPING IS NOT MAINTAINED IN MANNER THAT PRESENTS A NEAT AND WELL-KEPT CONDITION. ONE OR MORE PALM TREES CONTAIN DEAD HANGING FRONDS. THERE ARE DEAD SEED PODS AND OTHER DEAD ELEMENTS IN ONE OR MORE OF THE TRAVELER PALMS. THERE IS A SMALL DEAD PALM TREE ON THE WEST SIDE OF THE PROPERTY.

9-306

THE EXTERIOR OF THE BUILDING IS NOT BEING MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. ONE OR MORE EXTERIOR WALLS ARE DIRTY, MILDEW STAINED OR HAS AREAS OF PEELING PAINT. THE METAL ROOF DRIP EDGE OR FLASHING IS MILDEW STAINED.

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CASE NO: CE10090731  
CASE ADDR: 444 NW 21 AVE  
OWNER: KNIGHT, ROSEMARY & JENKINS, ANNIE LOI  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 18-7(b)

DOORS, WINDOWS, AND/OR OTHER OPENINGS HAVE BEEN BOARDED OR OTHERWISE SECURED IN A NON-CONVENTIONAL MANNER. THERE IS NO CURRENT AND VALID CITY ISSUED BOARD-UP PERMIT ON RECORDS.

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CASE NO: CE10111111  
CASE ADDR: 433 NE 12 AVE  
OWNER: FEDERAL NATL MORTGAGE ASSN  
INSPECTOR: DICK EATON

VIOLATIONS: 9-308(b)  
THE ROOF ON THE PARTIALLY CONSTRUCTED HOME ON THIS  
LOT HAS A TORN AND SHREDDED BLUE TARP ON IT.

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CASE NO: CE09120332  
CASE ADDR: 2701 MIDDLE RIVER DR # 21  
OWNER: RAMIREZ, JOSE ALBERTO  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 101:31.3.4.5.1  
HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN ACCORDANCE  
WITH NFPA 31.3.4.5.1.

NFPA 101:31.3.4.1.1  
A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH NFPA  
101:31.3.4.1.1.

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CASE NO: CE10120328  
CASE ADDR: 3301 NE 17 ST  
OWNER: GRUBER, RICHARD C & BARBARA J  
INSPECTOR: MARIO SOTOLONGO

VIOLATIONS: 18-11(b)  
THE POOL ON THIS VACANT PROPERTY IS FULL OF GREEN  
AND STAGANANT WATER AND IS OR MAY REASONABLY  
BECOME INFESTED WITH MOSQUITOES AND IS ENDANGERING  
THE HEALTH, SAFETY AND WELFARE OR SURROUNDING NEIGHBORS.

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CASE NO: CE10111911  
CASE ADDR: 3771 SW 1 ST  
OWNER: BOLDUC, JAY P & SHARON L  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 9-280(b)  
THE REAR DOOR IS IN DISREPAIR IN APARTMENT 6,  
HINGES ARE LOOSE AND DOOR IS NOT WEATHER, WATER OR  
RODENT PROOF.

9-309  
THE AIR CONDITIONER UNIT IN APT 6 IS IN DISREPAIR,  
THE KNOBS ON THE AIR CONDITIONER UNIT ARE BROKEN  
NOT ALLOWING CONTROL OF TEMPERATURE IN UNIT.

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CITY OF FORT LAUDERDALE  
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SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
MARCH 17, 2011  
9:00 AM

CASE NO: CE10111795  
CASE ADDR: 1008 SW 22 AVE  
OWNER: KUNDZIN, DULCINEIA & LIMA, NOEL MOREN  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 18-12(a)  
THE LAWN AT THIS PROPERTY HAS BECOME OVERGROWN AND  
IS NOT BEING MAINTAINED.

---

CASE NO: CE10120169  
CASE ADDR: 1130 NW 7 AVE  
OWNER: WELLS FARGO BANK NA  
INSPECTOR: BARBARA UROW

VIOLATIONS: 18-1.  
THERE IS AN ACTIVE BEE HIVE IN THE BACKYARD OF  
THIS PROPERTY. BEE HIVES ENDANGER THE PUBLIC  
HEALTH, SAFETY AND WELFARE OF THE COMMUNITY. THEY  
AE NOT PERMITTED ON THE PROPERTY.

---

CASE NO: CE08070315  
CASE ADDR: 1333 NE 1 AVE  
OWNER: HUNT, MARK  
INSPECTOR: BARBARA UROW

VIOLATIONS: 18-27(a)  
COMPLIED

9-281(b)-  
THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED  
ON THE PROPERTY. SPECIFICALLY A RED AND WHITE EL  
CAMINO WITH FLAT TIRES. THE CITY REQUESTS THE  
RIGHT TO TOW AS THE VEHICLES POSE A THREAT TO THE  
HEALTH, SAFETY AND WELFARE TO THE COMMUNITY.

---

CASE NO: CE10090252  
CASE ADDR: 1600 NW 2 AVE  
OWNER: COUNTRYWIDE HOME LOANE INC  
INSPECTOR: BARBARA UROW

VIOLATIONS: 9-280(h)(1)  
THE WOOD FENCE ON THIS PROPERTY HAS MISSING POSTS  
AND SLATS AND IS IN GENERAL DISREPAIR.

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AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

MARCH 17, 2011

9:00 AM

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RETURN HEARING (OLD BUSINESS)

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CASE NO: CE10081705  
CASE ADDR: 1805 NW 51 PL # 2  
OWNER: ZELEY AVIATION  
C/O ROBERT LETTMAN  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 409:8.2.3  
THE PARTITIONS AND CEILINGS SEPARATING AIRCRAFT STORAGE AND  
SERVICING AREAS FROM OTHER AREAS, SUCH AS SHOPS, OFFICES,  
AND PARTS STORAGE AREAS, IS NOT AT LEAST A 1-HOUR FIRE  
RESISTANCE RATING WITH OPENINGS PROTECTED BY LISTED FIRE  
DOORS HAVING A FIRE RESISTANCE RATING OF AT LEAST 45  
MINUTES.

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CASE NO: CE10081707  
CASE ADDR: 1805 NW 51 PL # 8  
OWNER: ZELEY AVIATION  
C/O ROBERT LETTMAN  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 409:8.2.3  
THE PARTITIONS AND CEILINGS SEPARATING AIRCRAFT STORAGE AND  
SERVICING AREAS FROM OTHER AREAS, SUCH AS SHOPS, OFFICES,  
AND PARTS STORAGE AREAS, IS NOT AT LEAST A 1-HOUR FIRE  
RESISTANCE RATING WITH OPENINGS PROTECTED BY LISTED FIRE  
DOORS HAVING A FIRE RESISTANCE RATING OF AT LEAST 45  
MINUTES.

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CASE NO: CE10081708  
CASE ADDR: 1805 NW 51 PL # 7  
OWNER: ZELEY AVIATION  
C/O ROBERT LETTMAN  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 409:8.2.3  
THE PARTITIONS AND CEILINGS SEPARATING AIRCRAFT STORAGE AND  
SERVICING AREAS FROM OTHER AREAS, SUCH AS SHOPS, OFFICES,  
AND PARTS STORAGE AREAS, IS NOT AT LEAST A 1-HOUR FIRE  
RESISTANCE RATING WITH OPENINGS PROTECTED BY LISTED FIRE  
DOORS HAVING A FIRE RESISTANCE RATING OF AT LEAST 45  
MINUTES.

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CITY OF FORT LAUDERDALE  
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SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
MARCH 17, 2011  
9:00 AM

CASE NO: CE10081709  
CASE ADDR: 1805 NW 51 PL  
OWNER: ZELEY AVIATION  
C/O ROBERT LETTMAN  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 409:8.2.3  
THE PARTITIONS AND CEILINGS SEPARATING AIRCRAFT STORAGE AND  
SERVICING AREAS FROM OTHER AREAS, SUCH AS SHOPS, OFFICES,  
AND PARTS STORAGE AREAS, IS NOT AT LEAST A 1-HOUR FIRE  
RESISTANCE RATING WITH OPENINGS PROTECTED BY LISTED FIRE  
DOORS HAVING A FIRE RESISTANCE RATING OF AT LEAST 45  
MINUTES.

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CASE NO: CE10081710  
CASE ADDR: 1805 NW 51 PL # 4  
OWNER: ZELEY AVIATION  
C/O ROBERT LETTMAN  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 409:8.2.3  
THE PARTITIONS AND CEILINGS SEPARATING AIRCRAFT STORAGE AND  
SERVICING AREAS FROM OTHER AREAS, SUCH AS SHOPS, OFFICES,  
AND PARTS STORAGE AREAS, IS NOT AT LEAST A 1-HOUR FIRE  
RESISTANCE RATING WITH OPENINGS PROTECTED BY LISTED FIRE  
DOORS HAVING A FIRE RESISTANCE RATING OF AT LEAST 45  
MINUTES.

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CASE NO: CE10121382  
CASE ADDR: 1531 SE 15 ST # 1  
OWNER: RAMOS, ROGELIO  
INSPECTOR: RON TETREAULT

VIOLATIONS: MO Sec. 9-313.  
ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

NFPA 101:31.3.4.5.1  
HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN ACCORDANCE  
WITH NFPA 31.3.4.5.1.

NFPA 101:7.9.2.1  
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

NFPA 1:1.7.6.2  
THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.

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CITY OF FORT LAUDERDALE  
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CASE NO: CE10121383  
CASE ADDR: 1531 SE 15 ST # 2  
OWNER: CASE, WILLIAM J  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 101:31.3.4.5.1  
HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN ACCORDANCE  
WITH NFPA 31.3.4.5.1.

NFPA 101:7.9.2.1  
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

NFPA 1:1.7.6.2  
THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.

MO Sec. 9-313.  
ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

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CASE NO: CE10121384  
CASE ADDR: 1531 SE 15 ST # 3  
OWNER: JOHNSON, HILDA LOUISE  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 101:31.3.4.5.1  
HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN ACCORDANCE  
WITH NFPA 31.3.4.5.1.

NFPA 101:7.9.2.1  
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

NFPA 1:1.7.6.2  
THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.

MO Sec. 9-313.  
ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

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CASE NO: CE10121385  
CASE ADDR: 1531 SE 15 ST # 4  
OWNER: POPA, GABRIEL M & POPA, MARGARET  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 101:31.3.4.5.1  
HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN ACCORDANCE  
WITH NFPA 31.3.4.5.1.

NFPA 101:7.9.2.1  
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

CONTINUED

CITY OF FORT LAUDERDALE  
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NFPA 1:1.7.6.2  
THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.  
  
MO Sec. 9-313.  
ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

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CASE NO: CE10121386  
CASE ADDR: 1531 SE 15 ST # 5  
OWNER: ALTMAN, DAVID M  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 101:31.3.4.5.1  
HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN ACCORDANCE  
WITH NFPA 31.3.4.5.1.

NFPA 101:7.9.2.1  
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

NFPA 1:1.7.6.2  
THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.

MO Sec. 9-313.  
ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

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CASE NO: CE10121388  
CASE ADDR: 1531 SE 15 ST # 6  
OWNER: CETRON, ROBERT B  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 101:31.3.4.5.1  
HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN ACCORDANCE  
WITH NFPA 31.3.4.5.1.

NFPA 101:7.9.2.1  
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

NFPA 1:1.7.6.2  
THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.

MO Sec. 9-313.  
ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

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SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

MARCH 17, 2011

9:00 AM

CASE NO: CE10121389  
CASE ADDR: 1531 SE 15 ST # 7  
OWNER: REGAN, MICHAEL % SALOME ZIKAKIS ESQ  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 1:1.7.6.2  
THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.

MO SEC. 9-313.  
ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

NFPA 101:31.3.4.5.1  
HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN ACCORDANCE  
WITH NFPA 31.3.4.5.1.

NFPA 101:7.9.2.1  
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

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CASE NO: CE10121390  
CASE ADDR: 1531 SE 15 ST # 8  
OWNER: CIPOLLA, CHARLES J & KIMMARIE  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 101:31.3.4.5.1  
HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN ACCORDANCE  
WITH NFPA 31.3.4.5.1.

NFPA 101:7.9.2.1  
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

NFPA 1:1.7.6.2  
THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.

MO Sec. 9-313.  
ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

---

CASE NO: CE10121611  
CASE ADDR: 620 NW 14 AVE  
OWNER: FEDERAL HOME LOAN MORTGAGE CORP  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 101:31.3.4.5.1  
HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN ACCORDANCE  
WITH NFPA 31.3.4.5.1.

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CITY OF FORT LAUDERDALE  
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CASE NO: CE10080337  
CASE ADDR: 111 SW 2 AVE  
OWNER: 111 PROPERTIES INC  
% CARA EBERT CAMERON  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 1:14.4.1  
THE PATH OF EGRESS IS OBSTRUCTED/BLOCKED.

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CASE NO: CE10030613  
CASE ADDR: 2009 NW 21 AVE  
OWNER: TUCHOW, TYLER  
INSPECTOR: SALVATORE VISCUSI

VIOLATIONS: 9-276(c)(3)  
THERE IS EVIDENCE OF TERMITES AND/OR OTHER INSECTS  
INSIDE THIS HOUSE.

9-278(h)  
THERE ARE SCREENS MISSING FROM WINDOWS ON THE  
STRUCTURE.

9-279(g)  
THERE ARE PIPES THAT ARE LEAKING AND NOT BEING  
PROPERLY MAINTAINED.

9-280(b)  
THERE ARE WINDOWS ON THE STRUCTURE THAT HAVE NOT  
BEEN INSTALLED IN A WORKMAN-LIKE MANNER LEAVING  
GAPS AND ALLOWING FOR EXPOSURE TO THE ELEMENTS.  
THERE ARE OTHER WINDOWS THAT HAVE A PIECE OF  
PLYWOOD UNDERNEATH THEM, ARE NOT REASONABLY  
WEATHERPROOF AND WATERTIGHT, AND DO NOT MEET  
BUILDING REQUIREMENTS. THERE ARE OPENINGS IN THE  
WALLS, WHERE AC UNITS HAVE BEEN REMOVED, THAT ARE  
NOW JUST COVERED WITH PLYWOOD AND ARE NOT  
WEATHERPROOF AND WATERTIGHT AS REQUIRED. THERE ARE  
CEILINGS THAT HAVE BEEN REPAIRED IN A NON  
WORKMAN-LIKE MANNER AND ARE RIPPLED AND SAGGING.  
THERE ARE WALLS THAT ARE WET AND DAMAGED FROM  
WATER.

9-280(g)  
THERE IS EXPOSED WIRING AND ACCESSORIES IN THE  
HOUSE, INCLUDING UNCOVERED ELECTRICAL OUTLETS AND  
SWITCHES, EXPOSED WIRES IN THE BREAKER BOX, AND IN  
A CEILING FAN.

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