

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
H. MARK PURDY PRESIDING
JUNE 16, 2011
9:00 A.M. –11:07 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Sue Manning, Secretary, Special Magistrate
Dee Paris, Administrative Aide
Gail Jagessar, Administrative Aide
Lori Grossfeld, Clerk III
Cheryl Pingitore, Code Enforcement Supervisor
Ginger Wald, Assistant City Attorney
Frank Arrigoni, Building Inspector
Stephanie Bass, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Dick Eaton, Senior Code Enforcement Officer
Adam Feldman, Senior Code Enforcement Officer
Ingrid Gottlieb, Senior Code Enforcement Officer
Jorg Hruschka, Building Inspector
Todd Hull, Code Enforcement Officer
Jorge Maura, Detective
Mary Rich, Code Enforcement Officer
Wanda Sappington, Code Enforcement Officer
Mario Sotolongo, Code Enforcement Officer
Craig Stevens, Chief Electrical Inspector
Ron Tetreault, Fire Inspector
Ursula Thime, Senior Code Enforcement Officer
Richard Thompson, Building Inspector
Salvatore Viscusi, Code Enforcement Officer
Aretha Wimberly, Code Enforcement Officer

Respondents and Witnesses

CE11051948: Mirna Godoy, owner
CE09090581: Derrick Caglianone, contractor; Caldwell Cooper, owner
CE11042366: Brahim Lyousssefi, owner's brother-in-law
CE09050286: David Cramer, bank attorney
CE09082061: Perry Blank, contractor; Albert Trapanese, contractor
CE11022211: Noy Hadar, owner
CE09111669: Justin Angelo, bank attorney; Gregory Haile, owner's attorney; O'Neal
Lionel Baptiste, owner's son; Orilien Baptiste, owner
CE10081522: Mark Lauro, owner
CE11051947: David Pollio, owner
CE11032529: Tiara Pryor, tenant

CE11040967: David Mann, owner
CE11050166: Floyd Coats, property manager
CE11050174: Courtney Crush, attorney
CE10081709; CE11081705; CE10081710; CE10081708; CE10081707: Robert Lettman, lessee
CE11031082: James Branham Jr., bank's realtor
CE11040358: Howard Nelson, attorney, Steven Wernich, attorney
CE11042397: Lane Birnbaum, owner
CE11040783: David Rambarran, Pastor
CE11040721: Mariela Bloom, attorney
CE11041605: Aldwyn Bishop, owner (company representative)
CE11010322: Daniel Whelan, owner
CE09050682: Stephanie Toothaker, attorney
CE10110485: John Smith, contractor; Timothy Neal, property manager
CE08081559: E. Gail Brown Mulder, manager; Courtney Crush, attorney
CE11040075: Richard Coker, attorney

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

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

Case: CE11031082

1812 Northeast 11 Avenue
BANKUNITED

Service was via posting on the property on 5/27/11 and at City Hall on 6/2/11.

Ron Tetreault, Fire Inspector, testified to the following violations:

NFPA 101:31.3.4.5.1

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

NFPA 1:13.6.6.8.3.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12 MONTHS.

Inspector Tetreault recommended ordering compliance with NFPA 101:31.3.4.5.1 within 35 days or a fine of \$250 per day and with NFPA 1:13.6.6.8.3.1 within 35 days or a fine of \$150 per day.

Mr. James Branham Jr., the bank's realtor, requested 60 days because they were in the process of evicting the tenants. Inspector Tetreault agreed with this request.

Judge Purdy found in favor of the City and ordered compliance with NFPA 101:31.3.4.5.1 within 63 days or a fine of \$250 per day and with NFPA 1:13.6.6.8.3.1 within 63 days or a fine of \$150 per day.

Case: CE11040783

Continued from 5/19/11, ordered to reappear

2300 Southwest 15 Avenue

BUD ROBINSON MEMORIAL CHURCH OF THE NAZARENE

Ron Tetreault, Fire Inspector, testified to the following violations:

NFPA 101:12.7.9.3.1

MAXIMUM CAPACITY SIGN IS NOT PROVIDED.

NFPA 101:13.1.7.1

APPROVED MAXIMUM CAPACITY CALCULATIONS ARE NOT PROVIDED.

NFPA 101:39.3.4.1

THIS BUSINESS DOES NOT HAVE A F/A SYSTEM IN ACCORDANCE WITH SECTION 9.6 AS REQUIRED BY NFPA 101:39.3.4.1.

NFPA 101:7.9.1.1

EMERGENCY LIGHTING IS NOT PROVIDED IN ACCORDANCE WITH THE CODE.

NFPA 1:14.14.1.2

EXIT SIGN(S) IS(ARE) NOT PROVIDED AT THE(ALL) REQUIRED EXIT(S).

NFPA 101:13.2.2.2.3

PANIC OR FIRE HARDWARE NOT PROVIDED AS PER CODE.

NFPA 1:13.6.1.2

FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED IN ACCORDANCE WITH THE CODE.

NFPA 1:11.1.2

THERE IS A COVER MISSING ON AN ELECTRICAL BOX CAUSING ELECTRICAL WIRING TO BE EXPOSED.

NFPA 1:11.1.5

EXTENSION CORDS ARE BEING USED AS A SUBSTITUTE FOR PERMANENT WIRING.

NFPA 1:12.6

FURNISHINGS, CONTENTS, DECORATIONS, AND TREATED FINISHES MUST MEET OR EXCEED MINIMUM FIRE RATING.

NFPA 101:7.2.1.5.2

LOCKS PROVIDED IN THE MEANS OF EGRESS REQUIRE A KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE.

Inspector Tetreault recommended ordering compliance within 112 days or a fine of \$150 per day, per violation.

Mr. David Rambarran, Pastor, stated all but two of the violations did not exist; they had been addressed in 2008. He said the Fire Marshall had "given permission" to the fire alarm system and panic hardware violations. Mr. Rambarran said they had agreed to a reinspection last month, but this had not happened. He produced a 2008 order regarding the violations.

Inspector Tetreault referred to a letter Mr. Rambarran had written to Mayor Seiler regarding the violations. Inspector Tetreault said all of the cited violations still existed and they were still awaiting an approved life safety plan.

Judge Purdy found in favor of the City and ordered compliance within 112 days or a fine of \$150 per day, per violation.

Case: CE11010322

3030 Holiday Drive
NORTHWESTERN MUTUAL LIFE INS CO
C/O LUBBOCK CORP - MMARRIOTTS HARBOR

Certified mail sent to the owner was accepted on 5/31/11.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2007) 105.10.3.1

THE FOLLOWING BUILDING PERMITS HAVE EXPIRED W/O
PASSING THE REQUIRED INSPECTIONS:
05120048 FOR EXTERIOR WALL REPAIR
05072797 FOR CONCRETE RESTORATION
04080899 WATERPROOFING

Mr. Daniel Whelan, owner, said they were working with the contractor to re-open the permit. He requested 91 days.

Inspector Arrigoni recommended ordering compliance within 91 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day would begin to accrue.

Case: CE08081559

Request for extension

5300 Northwest 9 Avenue # BLDG A
MARS POWERLINE L P
C/O E J PLESKO & A

This case was first heard on 10/16/08 to comply by 4/16/09. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$350.

Mary Rich, Code Enforcement Officer, said permit applications had been submitted and recommended a 182-day extension to complete the work.

Courtney Crush, attorney for E.J. Plesko, said Broward County records had indicated the parking needs and the permit applications had been submitted. She requested 182 days.

Judge Purdy granted a 182-day extension during which time no fines would accrue.

Case: CE09050682

3750 Galt Ocean Drive
REGENCY TOWERS SOUTH ASSN INC

Service was via posting on the property on 5/27/11 and at City Hall on 6/2/11.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2007) 105.10.3.1

PERMIT 98080232 WAS ISSUED FOR CONCRETE REPAIR &
RAILING REPLACEMENT.

PERMIT 00091859 WAS ISSUED FOR CONCRETE REPAIRS TO
WINDOW LEDGES.

PERMIT 06021698 WAS ISSUED FOR CONCRETE RESTORATION
& RAILING REPLACEMENT.

Inspector Arrigoni recommended ordering compliance within 28 days or a fine of \$25 per day.

Ms. Stephanie Toothaker, attorney, agreed with Inspector Arrigoni's terms.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day would begin to accrue.

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

Case: CE10081705

Request for extension

1805 Northwest 51 Place # 2
ZELEY AVIATION
C/O ROBERT LETTMAN

This case was first heard on 10/7/10 to comply by 12/16/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/17/11.

Mr. Robert Lettman, lessee, explained they intended to demolish the buildings and rebuild. They had already obtained approval from the Airport Manager and the Aviation

Advisory Board. They still needed City Commission approval, and Mr. Lettman requested a 112-day extension.

Ron Tetreault, Fire Inspector, agreed to the request.

Judge Purdy granted a 112-day extension during which time no fines would accrue.

Case: CE10081707 Request for extension
1805 Northwest 51 Place # 8
ZELEY AVIATION
C/O ROBERT LETTMAN

This case was first heard on 10/7/10 to comply by 12/16/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/17/11.

Judge Purdy granted a 112-day extension during which time no fines would accrue.

Case: CE10081708 Request for extension
1805 Northwest 51 Place # 7
ZELEY AVIATION
C/O ROBERT LETTMAN

This case was first heard on 10/7/10 to comply by 12/16/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/17/11.

Judge Purdy granted a 112-day extension during which time no fines would accrue.

Case: CE10081709 Request for extension
1805 Northwest 51 Place
ZELEY AVIATION
C/O ROBERT LETTMAN

This case was first heard on 10/7/10 to comply by 12/16/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/17/11.

Judge Purdy granted a 112-day extension during which time no fines would accrue.

Case: CE10081710 Request for extension
1805 Northwest 51 Place # 4
ZELEY AVIATION
C/O ROBERT LETTMAN

This case was first heard on 10/7/10 to comply by 12/16/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/17/11.

Judge Purdy granted a 112-day extension during which time no fines would accrue.

Case: CE11040358

1915 Southwest 21 Avenue
FORT LAUDERDALE BOATCLUB LTD

Certified mail sent to the owner was accepted on 6/7/11 and certified mail sent to the registered agent was accepted on 5/31/11.

Richard Thompson, Building Inspector, testified to the following violation:
FBC 109.16

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 40-YEAR BUILDING SAFETY INSPECTION CERTIFICATION PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE, OR THE REPORT INDICATED REQUIRED MODIFICATIONS OR REPAIRS.

Inspector Thompson had met with the owner and agreed to recommend ordering compliance within 63 days or a fine of \$250 per day.

Mr. Steven Wernich, attorney, said he had spoken with Inspector Thompson and they would try to comply within 63 days

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day would begin to accrue.

Case: CE10081522

1224 Northeast 7 Avenue
PROGRESSO HOLDING GROUP LLC

Certified mail sent to the owner was accepted on 6/1/11.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2007) 105.10.3.1

PERMIT 08120047 WAS ISSUED FOR PAVING. THE PERMIT HAS EXPIRED W/O PASSING ALL REQUIRED INSPECTIONS.

Inspector Arrigoni recommended ordering compliance within 28 days or a fine of \$25 per day.

Mr. Mark Lauro, owner, said he had been waiting for plans to be approved but the City had lost them, so he needed to have the architect re-draw them and resubmit them. Inspector Arrigoni said he would agree to slightly more time.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day would begin to accrue.

Case: CE09090581

734 Northwest 4 Avenue
WATERFALL VICTORIA REO 2010-02 LLC

This case was first heard on 4/21/11 to comply by 5/19/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property complied.

Frank Arrigoni, Building Inspector, said the new owner was present to request an extension and he did not object.

Mr. Caldwell Cooper, owner, said he had purchased the property 12 days ago aware of the problems. He requested 56 days.

Judge Purdy granted a 49-day extension during which time no fines would accrue.

Case: CE09082061

880 Southeast 12 Street
JOHNSON, BEVERLY A

This case was first heard on 10/21/10 to comply by 11/10/10. Violations were as noted in the agenda. The property was complied, fines had accrued to \$4,450 and the City was requesting no fines be imposed.

Jorg Hruschka, Building Inspector, supported full abatement of the fine.

Mr. Perry Blank, contractor, thanked the City.

Judge Purdy imposed no fine.

Case: CE11042397

2124 Southeast 19 Street
BIRNBAUM, LANE

Service was via posting on the property on 5/26/11 and at City Hall on 6/2/11.

Aretha Wimberly, Code Enforcement Officer, testified to the following violation:
18-11(a)

THE POOL AT THIS VACANT RESIDENTIAL PROPERTY IS FULL OF DIRTY, STAGNANT WATER THAT IS CREATING A BREEDING GROUND FOR MOSQUITOES, VERMIN, AND OTHER PESTS. THE CITY OF FORT LAUDERDALE CONSIDERS THIS TO BE A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.

Officer Wimberly presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$100 per day.

Mr. Lane Birnbaum, owner, said the house was unoccupied and the pool pump was broken. He said he was disputing a very high water bill he received for a time when the house was not occupied. The City had turned off the water, so the pool could not be serviced. Officer Wimberly said she had been unaware of this situation.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day would begin to accrue.

Case: CE10110485 Request for extension
5101 Northwest 9 Avenue
BIC CORP
C/OEDWARD DE R CAYLA ESQ

This case was first heard on 12/2/10 to comply by 6/2/11. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$5,850.

Ron Tetreault, Fire Inspector, said progress was being made, and recommended a 77-day extension.

Mr. John Smith, contractor, thanked the City.

Judge Purdy granted a 77-day extension during which time no fines would accrue.

Case: CE11040721
2319 Sea Island Drive
DEUTSCHE BANK NATL TR TRSTEE

Certified mail sent to the owner was accepted on 5/18/11.

Dick Eaton, Senior Code Enforcement Officer, testified to the following violation:
8-91.(c)

THE DOCK/MOORING STRUCTURE AT THIS PROPERTY IS IN

DISREPAIR AND COLLAPSING INTO THE CANAL.

Officer Eaton reported that a previous case for this violation had been closed due to foreclosure proceedings because the bank had taken over the property. He had heard from the property management company on 6/9/11 indicating they would work to bring the property into compliance and on 6/13/11 he had heard from Dustin Anderson, who stated he had been contracted to address the dock issue. Officer Eaton presented photos of the property and the case file into evidence and said he had spoken with the management company on 6/15/11 and agreed to recommend ordering compliance within 35 days or a fine of \$50 per day.

Ms. Mariela Bloom, attorney for Deutsche Bank, agreed to Inspector Eaton's terms.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE11050174

1650 Northwest 23 Avenue
J & E INVESTMENTS LLC

Personal service was made to the owner.

Ron Tetreault, Fire Inspector, testified to the following violations:

NFPA 1:1.7.6.2

THE FIRE ALARM IS NOT FUNCTIONING AS DESIGNED AND INSTALLED.

NFPA 1:14.4.1

THE PATH OF EGRESS IS OBSTRUCTED/BLOCKED.

NFPA 101:7.2.1.8.1

DOOR(S) THAT IS/ARE REQUIRED TO BE KEPT CLOSED IS/ARE BEING HELD OPEN.

Complied:

NFPA 1:13.3.1.1

NFPA 13:8.5.6.1

NFPA 101:7.2.1.4.2

NFPA 101:7.9.2.1

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$100 per day, per violation.

Ms. Courtney Crush, attorney, said her client appreciated the 182 days.

Judge Purdy found in favor of the City and ordered compliance within 182 days or a fine of \$100 per day, per violation.

Case: CE11040075
5985 Northwest 31 Avenue
LAKEVIEW PLAZA INC

Continued from 5/19/11

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 1:13.3.1.1

THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

Inspector Tetreault explained that the fire sprinkler system had been partially removed with no demolition permit. He recommended ordering compliance within 182 days or a fine of \$150 per day.

Mr. Richard Coker, attorney, said this was not a violation, per his reading of the code. He agreed that the sprinkler system had been capped off and was not in use. He stated the property owner had hired a contractor to get the sprinkler functioning. Mr. Coker said under this code section, the property did not have the required occupancies but the Fire Department was insisting that the sprinkler system must be maintained, since it existed. He requested continuation of the case for 77 days for his client to pull the permit and perform the work. Inspector Tetreault said he would not object to a continuance.

Judge Purdy continued the case for 77 days.

Case: CE09050286
841 Northeast 16 Terrace
GRANT, DONOVAN

This case was first heard on 4/21/11 to comply by 5/19/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property complied.

Mr. David Cramer, bank attorney, said the bank had not obtained certificate of title, and requested additional time until the fines were imposed.

Ms. Wald explained Judge Purdy's options. She said the City was in limbo regarding whether or not anyone would take care of the property and requested the fines be imposed.

Frank Arrigoni, Building Inspector, said the case was over one year old and it was simple to renew the permit.

Judge Purdy granted a 35-day extension during which time no fines would accrue.

Case: CE11022211
924 Northwest 13 Court
HADAR, NOY

Request for extension

This case was first heard on 4/21/11 to comply by 5/26/11. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$500.

Sal Viscusi, Code Enforcement Officer, said he had spoken with Mr. Noy, who informed him that the person who pulled the permit had never called for an inspection. Mr. Noy was having the inspection performed. Officer Viscusi recommended a 91-day extension.

Judge Purdy granted a 91-day extension during which time no fines would accrue.

Case: CE09111669
1050 Southwest 39 Avenue
BAPTISTE, ORILIEN H/E BAPTISTE, AGNES

Ordered to reappear from 5/19/11

This case was first heard on 11/4/10 to comply by 12/2/10. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,575 fine, which would continue to accrue until the property complied.

Frank Arrigoni, Building Inspector, confirmed the property was not complied.

Gregory Haile, the owner's attorney, explained the property had suffered a fire and the insurance proceeds were being held by the bank. The bank, the owners and a contractor who had opened the permits but not completed the work, were in the process of settling the matter. Mr. Haile said they anticipated being able to resolve all issues related to a loan modification to get the Baptistes back into the home within 14 days, and requested time to get the property into compliance and resolve the issue relating to the Circuit Court case.

Ms. Wald asked the status of the litigation, and Mr. Haile said the matter had already gone to mediation and the parties had agreed to settle the matter; they were in the process of finalizing the terms of the settlement. Mr. Haile stated the loan modification was part of the settlement.

Ms. Wald asked Mr. Justin Angelo, bank attorney, the status of the loan modification. Mr. Angelo said he could have a decision in 14 days. Mr. Haile requested 60 days for all matters to be resolved. Inspector Arrigoni did not object to this request.

Judge Purdy granted a 63-day extension during which time no fines would accrue.

Case: CE11051947

1257 East Las Olas Boulevard
POLLIO 1ST 1263 E LAS OLAS LLC
POLLIO 2ND 1263 E LAS OLAS LLC

Certified mail sent to the registered agent was accepted on 5/27/11.

Craig Stevens, Chief Electrical Inspector, testified to the following violation:
FBC 109.16

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 40-YEAR BUILDING SAFETY INSPECTION CERTIFICATION PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE, OR THE REPORT INDICATED REQUIRED MODIFICATIONS OR REPAIRS.

Inspector Stevens said the City had sent the first request for the report in 2007 and received a failed electrical inspection report on 9/9/09. The owner had 180 days from the date of the failed report to make repairs and submit a clean inspection report, but this had not been received. He recommended ordering compliance within 35 days or a fine of \$250 per day.

Mr. David Pollio, owner, said he felt he could comply within 35 days.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day would begin to accrue.

Case: CE11050166

1604 Northwest 23 Avenue
EASTGROUP PROPERTIES LTD PRTNR
C/O SOUTH FLORIDA

Certified mail sent to the owner was accepted on 5/23/11 and certified mail sent to the owner was accepted on 5/24/11.

Ron Tetreault, Fire Inspector, testified to the following violations:
NFPA 101:7.9.2.1

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

NFPA 1:14.4.1

THE PATH OF EGRESS IS OBSTRUCTED/BLOCKED.

NFPA 101:7.4.1.1

A SECOND MEANS OF EGRESS IS NOT PROVIDED.

NFPA 1:19.1.2

COMBUSTIBLE WASTE MATERIAL HAS ACCUMULATED IN A MANNER THAT CREATES A FIRE HAZARD TO LIFE OR PROPERTY.

NFPA 1:1.12.1

WORK REQUIRES A PERMIT.

NFPA 101:7.2.1.5.2

LOCKS PROVIDED IN THE MEANS OF EGRESS REQUIRE A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE.

Mr. Floyd Coats, property manager, said he was first made aware of the violations during an annual inspection and he had immediately notified the tenant who had caused the violations that he must cure them immediately. In May, he had notified the tenant that the lease was terminated at the end of June.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 182 days or a fine of \$100 per day, per violation.

Case: CE11041605

2645 Southwest 6 Court
HOUSING FOUNDATION OF AMERICA INC

Service was via posting on the property on 5/27/11 and at City Hall on 6/2/11.

Stephanie Bass, Code Enforcement Officer, testified to the following violation:
18-12(a)

THERE IS TRASH, RUBBISH, AND DEBRIS INCLUDING CEMENT BLOCKS LOCATED ON THE SIDE YARD OF THE PROPERTY.

Officer Bass presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$50 per day.

Mr. Aldwyn Bishop, owner (company representative), said most of the trash had been removed and the pavers were awaiting installation. He requested 30 days.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day would begin to accrue.

Case: CE11032529

1518 Northwest 15 Street
BROWN, MECHELE PRYOR

Certified mail sent to the owner was accepted on 5/17/11.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:
18-4(c)

THERE IS A DERELICT/INOPERABLE VEHICLE: A WHITE 4-DOOR LATE MODEL CADILLAC WITH FLAT TIRES AND NO LICENSE PLATE ON IT BEING PARKED/STORED ON THIS PROPERTY. THIS VEHICLE IN THIS CONDITION POSES A THREAT TO THE HEALTH, SAFETY, AND WELFARE TO THE COMMUNITY.

Officer Viscusi said he had contacted the vehicle owner.

Ms. Tiara Pryor, tenant, said she was on a fixed income and requested 182 days.

Officer Viscusi stated the vehicle could be removed from the property to comply, and 182 days was too long. He presented photos of the property and the case file into evidence.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day would begin to accrue.

Case: CE11051948

220 Southwest 38 Avenue
CALI GROUP LLC

Certified mail sent to the registered agent was accepted on 5/27/11.

Richard Thompson, Building Inspector, testified to the following violation:
FBC 109.16

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 40-YEAR BUILDING SAFETY INSPECTION CERTIFICATION PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE, OR THE REPORT INDICATED REQUIRED MODIFICATIONS OR REPAIRS.

Inspector Thompson said the property was being sold and the new owner would take care of the re-certification. He recommended ordering compliance within 21 days or a fine of \$250 per day.

Ms. Mirna Godoy, owner, said she had sold the building and the new owner would fix the problem.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$250 per day would begin to accrue.

Case: CE11042366

831 Northeast 14 Court
SEIDEL, GERALD F

Certified mail sent to the owner was accepted on 5/26/11.

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

9-280(g)

THE ELECTRICAL SOCKETS ARE MISSING COVERS THAT
ALLOW THE WIRES TO BE EXPOSED.

9-307(a)

THE WINDOWS ARE SCREWED SHUT PREVENTING THEM FROM
OPENING AND CLOSING.

Officer Cross said the owner of the property was a soldier in Afghanistan, and his brother-in-law was in the process of evicting the tenants so repairs could be made. Officer Cross recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Mr. Brahim Lyoussefi, the owner's brother-in-law, said the tenant had caused the damage and was being evicted.

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

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation would begin to accrue.

Case: CE11042671

1416 Southwest 9 Street
CORTEK, LARRY

Certified mail sent to the owner was accepted on 5/26/11.

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

18-12(a)

THERE IS OVERGROWTH, TRASH, AND DEBRIS ON THE PROPERTY AND SWALE OF THIS OCCUPIED SINGLE-FAMILY HOME. THIS IS A RECURRING VIOLATION OF CASE # CE10050776. IF THE VIOLATION IS CORRECTED AND THEN RECURS, OR IF THE VIOLATION IS NOT CORRECTED BY THE TIME SPECIFIED, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING.

Inspector Gottlieb presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day would begin to accrue.

Case: CE11050980

1321 Northeast 14 Street
HSBC BANK USA NA TRSTEE
FREMONT HOME LOAN TR

Certified mail sent to the owner was accepted on 5/31/11.

Ursula Thime, Senior Code Enforcement Officer, testified to the following violation:
18-12(a)

THE PROPERTY AND THE SWALE HAVE BECOME OVERGROWN AND ARE LITTERED WITH YARD DEBRIS. THIS IS A RECURRING VIOLATION ON THIS PROPERTY OF CODE CASES CE10050144 AND CE10111344. AS A RESULT OF THIS VIOLATION, A NEW CASE WAS OPENED (CE11050965) WHICH WILL RUN IN CONJUNCTION WITH THIS CASE. THIS CASE WILL BE PRESENTED AT THE SPECIAL MAGISTRATE HEARING WHETHER THE VIOLATION IS BROUGHT INTO COMPLIANCE BY THE PROPERTY OWNER OR ABATED BY THE CITY OF FORT LAUDERDALE. THIS IS BEING DONE IN ORDER TO OBTAIN A FINDING OF FACT SHOWING THAT THIS VIOLATION WAS PRESENT AND IS OF A RECURRING NATURE ON THIS PROPERTY.

Officer Thime confirmed the property had been previously cited for the same type of violation against the same owner. She presented the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Later in the meeting, Ms. Paris requested the Order Judge Purdy had issued be vacated because the City was requesting a finding of fact only.

Judge Purdy vacated his previous Order and found for the City that the violation had existed as cited.

Case: CE11033220

1400 Northeast 17 Street
CONTINENTAL INVESTMENTS & ASSOCIATES LLC

Service was via posting on the property on 5/18/11 and at City Hall on 6/2/11.

Ursula Thime, Senior Code Enforcement Officer, testified to the following violation:
18-12(a)

THE PROPERTY AND THE SWALE HAVE BECOME OVERGROWN.
THERE IS RUBBISH, TRASH, AND DEBRIS ON THE PROPERTY
INCLUDING, BUT NOT LIMITED TO, PLASTIC BOTTLES, PAPERS,
BROKEN FURNITURE, AND MISC SMALL ITEMS SCATTERED ABOUT
THE YARD.

Officer Thime presented the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE11050033

1608 E Broward Blvd
INCHIAN PROPERTIES LLC

Certified mail sent to the registered agent was accepted on 5/28/11.

Dick Eaton, Senior Code Enforcement Officer, testified to the following violation:
9-306

THERE IS GRAFFITI THROUGHOUT THE PARTIALLY CONSTRUCTED
SHELL AT THIS FENCED ABANDONED CONSTRUCTION SITE.

Officer Eaton presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$100 per day.

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

Case: CE11050728

732 Northwest 15 Terrace
DES PROPERTIES LLC

Certified mail sent to the owner was accepted on 5/31/11.

Todd Hull, Code Enforcement Officer, testified to the following violation:
18-12(a)

THIS VACANT PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED. THIS CASE WAS CITED PER CASE# CE10081209 WHICH WAS ABATED BY THE CITY OF FORT LAUDERDALE PUBLIC SERVICES ON 09/14/2010 DUE TO THE OWNER'S FAILURE TO COMPLY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE STATUS TO ADDRESS THE RECURRING NATURE OF THE VIOLATION.

Officer Hull presented photos of the property and the case file into evidence, and requested a finding of fact that the violation had existed as cited.

Judge Purdy found for the City that the violation had existed as cited.

Case: CE11050735

1110 West Las Olas Boulevard
HURSEY, RALPH M & TERESA J

Service was via posting on the property on 5/21/11 and at City Hall on 6/2/11.

Todd Hull, Code Enforcement Officer, testified to the following violation:
18-12(a)

THIS VACANT PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED. THIS CASE WAS CITED PER CASE# CE10091308 WHICH WAS ABATED BY THE CITY OF FORT LAUDERDALE PUBLIC SERVICES ON 12/20/2010 DUE TO THE OWNER'S FAILURE TO COMPLY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE STATUS TO ADDRESS THE RECURRING NATURE OF THE VIOLATION.

Officer Hull presented photos of the property and the case file into evidence, and requested a finding of fact that the violation had existed as cited.

Judge Purdy found for the City that the violation had existed as cited.

Case: CE11052171
254 Southwest 21 Ter
ESP PARTNERS LLC

Certified mail sent to the owner was accepted on 5/27/11.

Richard Thompson, Building Inspector, testified to the following violation:
FBC 109.16

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 40-YEAR BUILDING SAFETY INSPECTION CERTIFICATION PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE, OR THE REPORT INDICATED REQUIRED MODIFICATIONS OR REPAIRS.

Inspector Thompson recommended ordering compliance within 35 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day would begin to accrue.

Case: CE11040679
515 Northeast 15 Street
CHAVARRO, HENRY & DALILA

Certified mail sent to the owner was accepted on 5/27/11.

Andre Cross, Code Enforcement Officer, testified to the following violation:
9-280(h)(1)

THE CHAIN LINK FENCE ON THE PROPERTY HAS A MISSING SUPPORT POST AND THE FENCE IS LEANING IN AREAS AND IS IN GENERAL DISREPAIR.

Officer Cross presented the case file into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day would begin to accrue.

Case: CE11051181

203 Northwest 11 Avenue
US BANK NA TRSTEE

Certified mail sent to the owner was accepted on 5/26/11.

Andre Cross, Code Enforcement Officer, testified to the following violation:
18-12(a)

THERE IS TRASH AND DEBRIS SCATTERED ABOUT THE VACANT MULTI-FAMILY DWELLING INCLUDING, BUT NOT LIMITED TO, BOTTLES, PAPERS, AND MISCELLANEOUS ITEMS. THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND HAS NOT BEEN MAINTAINED. THIS IS A REPEAT VIOLATION. THIS PROPERTY WAS PREVIOUSLY CITED UNDER CASE NUMBER CE10061229. IN THAT CASE, THERE WAS A FINDING OF FACT AT THE SEPT.16, 2010, HEARING BY THE MAGISTRATE. DUE TO THE REPEAT HISTORY OF THE VIOLATION, THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE ENEN IN THE EVENT IT IS IN COMPLAINT PRIOR TO THE HEARING.

Officer Cross presented the case file into evidence, and requested Judge Purdy impose a fine of \$100 per day for the 33 days the property was out of compliance, from 5/12/11 until 6/14/11, a total of \$3,300.

Judge Purdy found the violation had existed as cited and imposed a fine of \$100 per day for the 33 days the property was out of compliance, a total of \$3,300.

Case: CE11032693

100 Northwest 8 Street # 3
REGENT BANK PROJECT FINANCE INC

Certified mail sent to the owner was accepted on 5/26/11.

Andre Cross, Code Enforcement Officer, testified to the following violations:
9-280(f)

THERE IS A PLUMBING LEAK COMING FROM APARTMENT #8 WHICH IS ABOVE APARTMENT #3 WHICH HAS CAUSED DAMAGE TO THE CEILING IN AREAS OF APARTMENT #3.

9-280(g)

ALL ELECTRICAL WIRING AND ACCESSORIES ARE NOT MAINTAINED IN GOOD, SAFE, WORKING CONDITION. IN THAT, THE KITCHEN LIGHT AND BEDROOM ELECTRICAL OUTLETS ARE NOT WORKING IN APT. #3 INCLUDING, BUT NOT LIMITED TO, THE EXIT SIGN IS HANGING WITH

EXPOSED WIRES.

9-306

THERE ARE AREAS OF CHIPPED AND FADED PAINT ON THE BUILDING AND STAIR RAILINGS. THE STAIR RAILINGS HAVE PEELING AND CHIPPED PAINT. AROUND SOME A/C UNITS THERE IS BARE CONCRETE.

Complied:
25-56(a)

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

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day, per violation would begin to accrue.

Case: CE10120530

700 Southeast 14 Court
BOTELL, MARIO

Service was via posting on the property on 5/27/11 and at City Hall on 6/2/11.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS HAVE EXPIRED W/O PASSING ALL
REQUIRED INSPECTIONS:
04062691 ISSUED FOR INTERIOR REMODEL
04062699 ISSUED FOR SHUTTER INSTALLATION

Inspector Arrigoni recommended ordering compliance within 28 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day would begin to accrue.

Case: CE11010982

3042 North Federal Highway
WEBER HOLDINGS LLC

Service was via posting on the property on 5/31/11 and at City Hall on 6/2/11.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2007) 105.10.3.1

PERMIT 04040413 WAS ISSUED FOR REPLACEMENT OF
ELEVATOR MOTORS AND DISCONNECTS. THE WORK FAILED

THE FINAL INSPECTION ON 4/27/04 AND HAS HAD NO
FUTHER INSPECTIONS.

Inspector Arrigoni recommended ordering compliance within 28 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day would begin to accrue.

Case: CE11011993

5940 Northeast 15 Terrace
BRAVERMAN, BRUCE I & LISA R

Service was via posting on the property on 5/27/11 and at City Hall on 6/2/11.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS HAVE EXPIRED W/O PASSING ALL
REQUIRED INSPECTIONS:

03030810 ISSUED FOR A FENCE

Complied: 09091706 ISSUED FOR AN ADDITION

Inspector Arrigoni recommended ordering compliance within 28 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day would begin to accrue.

Case: CE11021026

1625 Northwest 11 Avenue
JOSEPH, GLADYS

Certified mail sent to the owner was accepted on 5/28/11.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS HAVE EXPIRED W/O PASSING THE
REQUIRED INSPECTIONS:

08090532 STUCCO

Complied: 08090534 ALTERATION WINDOWS

08080407 SHUTTERS

Inspector Arrigoni recommended ordering compliance within 28 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day would begin to accrue.

Case: CE11030415

91 Isle of Venice
LA SCALA YACHT CLUB LLC
C/O EISINGER BROWN

Service was via posting on the property on 5/27/11 and at City Hall on 6/2/11.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2007) 105.10.3.1

PERMIT 07060344 ISSUED FOR A NEW RESIDENCE HAS
EXPIRED W/O PASSING ALL REQUIRED INSPECTIONS.

Inspector Arrigoni recommended ordering compliance within 28 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day would begin to accrue.

Case: CE11051195

1235 Northwest 18 Avenue
LITTLES, YOLANDA E

Certified mail sent to the owner was accepted on 5/28/11.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:
18-12(a)

THERE IS LAWN OVERGROWTH PRESENT ON THIS VACANT/UNOCCUPIED PROPERTY AND THE PROPERTY IS LITTERED WITH TRASH/RUBBISH/DEBRIS. THIS IS A RECURRING VIOLATION ON THIS PROPERTY. THIS PROPERTY WAS PREVIOUSLY CITED FOR THIS VIOLATION UNDER CASES CE08071821, CE08091264, AND CE08100469. THIS VIOLATION WAS AGAIN FOUND TO BE PRESENT ON THIS PROPERTY ON 5/12/11. AS A RESULT A NEW CASE, CE11051193, WAS OPENED ON THIS PROPERTY TO ADDRESS THIS ISSUE THROUGH THE ABATEMENT PROCESS ONLY. THIS CASE WAS ALSO OPENED ON THIS PROPERTY ON 5/12/11 AND WILL RUN IN CONJUNCTION WITH CASE CE11051193. THIS CASE WAS OPENED FOR THE PURPOSES OF ADDRESSING THIS RECURRING VIOLATION ISSUE ON THIS PROPERTY THROUGH SPECIAL MAGISTRATE. THIS CASE WILL BE PRESENTED AT SPECIAL MAGISTRATE

WHETHER THE VIOLATION IS BROUGHT INTO COMPLIANCE BY THE PROPERTY OWNER OR THROUGH ABATEMENT BY THE CITY OF FORT LAUDERDALE PUBLIC SERVICES DIVISION. THIS IS BEING DONE IN ORDER TO OBTAIN A FINDING OF FACT SHOWING THAT THIS VIOLATION WAS PRESENT AND CONTINUES TO BE OF A RECURRING NATURE ON THIS PROPERTY.

Officer Viscusi presented photos of the property and the case file into evidence, and requested a finding of fact that the violation had existed as cited.

Judge Purdy found the violation had existed as cited.

Case: CE11041812

1430 S Ocean Drive
ALEXANDER L DOMB TR
DOMB, ALEXANDER L TRSTEE

Certified mail sent to the owner was accepted on 5/31/11.

Aretha Wimberly, Code Enforcement Officer, testified to the following violation:
18-12(a)

NUISANCE - THERE IS AN EXCESSIVE ACCUMULATION OF OVERGROWN WEEDS AND OTHER VEGETATION ON THIS VACANT RESIDENTIAL PROPERTY AS WELL AS MISC RUBBISH, TRASH, AND DEBRIS.

Officer Wimberly presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day would begin to accrue.

Case: CE11042843

202 Southwest 27 Terrace
ALEXIS, ELIAMISE

Certified mail sent to the owner was accepted on 5/17/11.

Ron Tetreault, Fire Inspector, testified to the following violations:
NFPA 1:13.6.6.8.3.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12 MONTHS.

FL ADMIN CODE 69A-60.0081

THIS STRUCTURE HAS BEEN CONSTRUCTED USING LIGHT-FRAME

TRUSS-TYPE STRUCTURAL MEMBERS. THE REQUIRED IDENTIFYING SYMBOL IS NOT POSTED TO SUFFICIENTLY WARN PERSONS CONDUCTING FIRE CONTROL AND OTHER EMERGENCY OPERATIONS OF THE EXISTENCE OF LIGHT-FRAME TRUSS-TYPE CONSTRUCTION IN THE STRUCTURE.

Complied:
NFPA 1:1.7.6.2

Inspector Tetreault recommended ordering compliance 35 days or a fine of \$150 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day, per violation.

Case: CE11050160

2637 Whale Harbor Ln
LAUDERDALE ISLES YACHT & TENNIS
LAUDERDALE ISLES YACHT CLUB

Certified mail sent to the owner was accepted on 5/28/11.

Ron Tetreault, Fire Inspector, testified to the following violations:

NFPA 101:7.2.1.5.2

LOCKS PROVIDED IN THE MEANS OF EGRESS REQUIRE A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE.

NFPA 1:13.6.6.7.1

A K CLASS FIRE EXTINGUISHER IS NOT PROVIDED.

NFPA 303:6.4.1

CLASS I STANDPIPE SYSTEM IS NOT PROVIDED FOR THE PIER, DOCK, BULKHEAD AND/OR BUILDING THAT IS GREATER THAN 150 FT (45 M) FROM THE CLOSEST PLACE WHERE THE FIRE APPARATUS CAN GAIN ACCESS TO.

Inspector Tetreault recommended ordering compliance with NFPA 101:7.2.1.5.2 and NFPA 1:13.6.6.7.1 within 35 days or a fine of \$150 per day, per violation and with NFPA 303:6.4.1 within 182 days or a fine of \$150 per day.

Judge Purdy found in favor of the City and ordered compliance with NFPA 101:7.2.1.5.2 and NFPA 1:13.6.6.7.1 within 35 days or a fine of \$150 per day, per violation and with NFPA 303:6.4.1 within 182 days or a fine of \$150 per day.

Case: CE11050178

601 Southwest 27 Avenue
AZALEA MOBILE PARK LLC

Certified mail sent to the owner was accepted on 5/20/11.

Ron Tetreault, Fire Inspector, testified to the following violation:

NFPA 1:11.1.2

THERE IS A COVER MISSING ON AN ELECTRICAL BOX CAUSING
ELECTRICAL WIRING TO BE EXPOSED.

Inspector Tetreault recommended ordering compliance within 35 days or a fine of \$150 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day.

Case: CE11050162

725 Northwest 4 Avenue
WORD, TONY JR

Service was via posting on the property on 5/17/11 and at City Hall on 6/2/11.

Ron Tetreault, Fire Inspector, testified to the following violations:

NFPA 101:31.3.4.5.1

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

NFPA 1:13.6.6.8.3.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND
TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12
MONTHS.

FL ADMIN CODE 69A-60.0081

THIS STRUCTURE HAS BEEN CONSTRUCTED USING LIGHT-FRAME
TRUSS-TYPE STRUCTURAL MEMBERS. THE REQUIRED IDENTIFYING
SYMBOL IS NOT POSTED TO SUFFICIENTLY WARN PERSONS
CONDUCTING FIRE CONTROL AND OTHER EMERGENCY OPERATIONS
OF THE EXISTENCE OF LIGHT-FRAME TRUSS-TYPE CONSTRUCTION
IN THE STRUCTURE.

Inspector Tetreault recommended ordering compliance within 35 days or a fine of \$150 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day, per violation.

Case: CE11050163

3060 Southwest 2 Avenue
APOGEE INVESTMENT PARTNERS LLC

Service was via posting on the property on 5/27/11 and at City Hall on 6/2/11.

Ron Tetreault, Fire Inspector, testified to the following violations:

NFPA 1:13.3.1.1

THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

NFPA 25:12.7.1

THE FIRE DEPARTMENT CONNECTION (FDC) CAP(S)/PLUG(S)
IS(ARE) MISSING.

Inspector Tetreault recommended ordering compliance within 91 days or a fine of \$150 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$150 per day, per violation.

Case: CE11050183

530 Northwest 9 Avenue
MEZA, PEDRO P

Certified mail sent to the owner was accepted on 5/17/11.

Ron Tetreault, Fire Inspector, testified to the following violation:

NFPA 101:31.3.4.5.1

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

NFPA 1:13.6.6.8.3.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND
TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12
MONTHS.

NFPA 1:11.1.2 (MBC)

THE ELECTRICAL METER BOX IS MISSING ITS COVER.

Inspector Tetreault recommended ordering compliance with NFPA 101:31.3.4.5.1 within 35 days or a fine of \$250 per day, and with NFPA 1:13.6.6.8.3.1 and NFPA 1:11.1.2 (MBC) within 35 days or a fine of \$150 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with NFPA 101:31.3.4.5.1 within 35 days or a fine of \$250 per day, and with NFPA 1:13.6.6.8.3.1 and NFPA 1:11.1.2 (MBC) within 35 days or a fine of \$150 per day, per violation.

Case: CE11050186

534 Northwest 9 Avenue
MEZA, PEDRO P

Certified mail sent to the owner was accepted on 5/17/11.

Ron Tetreault, Fire Inspector, testified to the following violations:

NFPA 101:31.3.4.5.1

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

NFPA 1:13.6.6.8.3.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND
TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12
MONTHS.

NFPA 1:11.1.2 (MBC)

THE ELECTRICAL METER BOX IS MISSING ITS COVER.

Inspector Tetreault recommended ordering compliance with NFPA 101:31.3.4.5.1 within 35 days or a fine of \$250 per day, and with NFPA 1:13.6.6.8.3.1 and NFPA 1:11.1.2 (MBC) within 35 days or a fine of \$150 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with NFPA 101:31.3.4.5.1 within 35 days or a fine of \$250 per day, and with NFPA 1:13.6.6.8.3.1 and NFPA 1:11.1.2 (MBC) within 35 days or a fine of \$150 per day, per violation.

Case: CE11050329

1333 North Federal Highway
MAROONE FORD LLC

Certified mail sent to the owner was accepted on 5/20/11.

Ron Tetreault, Fire Inspector, testified to the following violation:

NFPA 1:1.7.6.2

THE FIRE ALARM IS NOT FUNCTIONING AS DESIGNED AND INSTALLED.

Complied:

NFPA 1:1.12.9

NFPA 1:13.3.1.1

NFPA 101:7.2.1.8.1

NFPA 1:4.4.5

NFPA 101:7.2.1.8.1

NFPA 101:7.9.2.1

NFPA 101:7.10.5.2.1

Inspector Tetreault recommended ordering compliance within 91 days or a fine of \$150 per day.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$150 per day would begin to accrue.

Case: CE11050187

2933 Poinsettia Street
CORTEZ PROPERTY DEV LLC

Certified mail sent to the owner was accepted on 5/31/11.

Ron Tetreault, Fire Inspector, testified to the following violations:

NFPA 1:13.6.6.8.3.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12 MONTHS.

NFPA 1:13.6.1.2

FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED IN ACCORDANCE WITH THE CODE.

NFPA 101:7.2.1.8.1

SELF-CLOSING OR AUTOMATIC-CLOSING DOOR(S) DON'T SELF CLOSE AND LATCH.

NFPA 101:7.9.2.1

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

NFPA 101:7.2.1.8.1

DOOR(S) THAT IS/ARE REQUIRED TO BE KEPT CLOSED IS/ARE BEING HELD OPEN.

Inspector Tetreault recommended ordering compliance within 49 days or a fine of \$150 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$150 per day, per violation.

Case: CE11050331

2766 Davie Blvd
LA SEGUNDA REALTY CORP

Certified mail sent to the owner was accepted on 5/28/11.

Ron Tetreault, Fire Inspector, testified to the following violation:

NFPA 101:7.2.1.5.2

LOCKS PROVIDED IN THE MEANS OF EGRESS REQUIRE A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE.

Inspector Tetreault recommended ordering compliance within 35 days or a fine of \$150 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day.

Case: CT11042407

445 S Ft Laud Beach Blvd
STEELE OCEANSIDE PROPERTY INC
C/O SOPHIA ENTERPRISES INC

Personal service was made to the owner.

Mario Sotolongo, Code Enforcement Officer, testified to the following violation:
47-19.9

THERE IS DISPLAY OF GOODS AND MERCHANDISE OUTSIDE
THE ESTABLISHMENT INCLUDING, BUT NOT LIMITED TO,
CLOTHING RACK, MANNEQUINS, AND CLOTHING ITEMS
HANGING FROM THE STOREFRONT WINDOW.

Officer Sotolongo said on 5/12/11, the displays had been brought outside and a citation had been issued to the owner. As of 6/15/11, the property was not in compliance. Officer Sotolongo presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day would begin to accrue.

Case: CE11022431

2115 Northeast 37 Drive # 229
LUIS, ANTHONY B

This case was first heard on 4/7/11 to comply by 5/19/11. Violations were as noted in the agenda. 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.

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

Case: CE11020350

1663 Northwest 15 Terrace
ABLES, JOHN

This case was first heard on 4/7/11 to comply by 5/12/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$850 fine, which would continue to accrue until the property complied.

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

Case: CE09091968

1520 Southeast 10 Street
GOLTEN, GERD & NORMAN

This case was first heard on 8/5/10 to comply by 10/7/10. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,975 fine, which would continue to accrue until the property complied.

Jorg Hruschka, Building Inspector, said the property was complied, and the owner had a convincing argument for abatement, but had not attended the hearing. He requested a continuance on behalf of the owner. Ms. Paris phoned the City Attorney's office and confirmed that the property was actually complied. She recommended no fine be imposed.

Judge Purdy imposed no fine.

Case: CE11020581

1333 Northwest 7 Terrace
HOOVER, GEORGE

This case was first heard on 4/21/11 to comply by 5/5/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property complied.

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

Case: CE11021990

1333 Northwest 7 Terrace
HOOVER, GEORGE

This case was first heard on 4/21/11 to comply by 5/5/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$24,600 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$24,600 fine, which would continue to accrue until the property complied.

Case: CE11011147

5211 Northeast 17 Avenue
HANSEN, KYLE H/E KUHN, JOELLE

This case was first heard on 4/21/11 to comply by 5/12/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$850 fine, which would continue to accrue until the property complied.

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

Case: CE11011892

2601 Acacia Court
WILLIAMS, CAROLYN L EST

This case was first heard on 4/21/11 to comply by 5/5/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,100 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$4,100 fine, which would continue to accrue until the property complied.

Case: CE10120963

1881 Southeast 17 Street
FL GRANDE LLC
C/O WHM LLC

This case was first heard on 3/3/11 to comply by 4/28/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,100 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE09071524

2471 Northwest 16 Street
BEARD, MELVIN C III & BEARD, UNDREA

This case was first heard on 10/21/10 to comply by 11/18/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$5,225 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$5,225 fine, which would continue to accrue until the property complied.

Case: CE09110462

2100 S Ocean Ln # 1412
LINSTEP INVESTMENTS INC

This case was first heard on 4/21/11 to comply by 5/19/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property complied.

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

Case: CE11010026

433 Northeast 12 Avenue
FEDERAL NATL MORTGAGE ASSN

This case was first heard on 4/21/11 to comply by 5/19/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property complied.

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

Cases Complied

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:

CE11022218	CE10050053	CE11042374	CE11042398
CE11042894	CE11040993	CE11051938	CE11041221
CE11050777	CE11042886	CE11040967	CE11051899
CE11051911	CE11051934	CE11051959	CE11052064
CE11050172	CE11042307	CE10081861	CE11021073
CE11042286	CE11041497	CE11032526	CE11010459
CE11050244	CE11051572	CE11051150	CE11051696

CE11051801	CE11022099	CE11051880	CE11032941
CE11031916	CE11042048	CE11042832	CE11042838
CE11042845	CE11050158	CE11050182	CE11050191

Cases Withdrawn

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:

CE11050577	CE11050553	CE11042855	CE11051458
CE11050128	CE11050729	CE11050731	CE11051031
CE11050818	CE09050698	CE09081950	CE11033009
CE11050902	CE11050914	CE11051175	CE11051338
CE11042836	CT11031938	CE10022438	

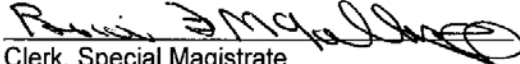
Cases Rescheduled

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:

CE11032884	CE11041811	CE11050547	CE09102151
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There being no further business, the hearing was adjourned at **11:07 AM**.


SPECIAL MAGISTRATE


Clerk, Special Magistrate

Minutes prepared by: J. Opperee, Prototype Services