

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
ROSE-ANN FLYNN PRESIDING
SEPTEMBER 1, 2011
9:00 A.M. –12:38 P.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Sue Manning, Secretary, Special Magistrate
Brian McKelligett, Clerk of Special Magistrate – Supervisor
Cheryl Pingitore, Code Enforcement Supervisor
Gail Jagessar, Administrative Aide
Lori Grossfeld, Clerk III
John Heller, Chief Building Inspector
Ginger Wald, Assistant City Attorney
Frank Arrigoni, Building Inspector
Stephanie Bass, Code Enforcement Officer
Mark Campbell, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Alejandro DelRio, Code Enforcement Officer
Adam Feldman, Senior Code Enforcement Officer
Ingrid Gottlieb, Senior Code Enforcement Officer
Todd Hull, Code Enforcement Officer
Jorge Maura, Detective
Wilson Quintero, Code Enforcement Officer
Mary Rich, Code Enforcement Officer
Wanda Sappington, Code Enforcement Officer
Mario Sotolongo, Code Enforcement Officer
Craig Stevens, Chief Electrical Inspector
Ron Tetreault, Fire Inspections Officer
Ursula Thime, Senior Code Enforcement Officer
Richard Thompson, Building Inspector
Salvatore Viscusi, Code Enforcement Officer

Respondents and Witnesses

CE11042843: Vainqueur Alex, owner
CE11051691: Ed Nicholas, property manager
CE11060781: Stewart Donaldson, owner
CE10042649: Vilamar Julme, owner
CE11022440: Electa Cone, owner
CE10060952: Nishi Mallick, owner
CE11080619: Thomas Clark, owner's representative
CE10080906: Elouise Burns, owner's daughter
CE11080647: Scott Hoffman, owner

CE11042040: Jean Francois Edelstein, property manager; Edward Bluth, property manager
CE11041393: Pamela Blands, owner
CE11080597: Joseph Alamo, owner's agent
CE11060732: Walter Morgan III, attorney
CE10021464; CE09121290: Virgil Bolden, owner
CE09111097: Anuraag Singhal, owner
CE09111480: SeHun Pak, owner
CE11080602: Joseph Colaner, owner's husband; Anita Colaner, owner
CE11061533: Joe Smith, property manager
CE11072424: Ideris Denis, owner
CE11072427: Maxo Sinal, owner
CE11080592: Sylvester Bompert, pastor
CE11051099: John Walter Templeton, owner
CE11070622; CE11071380: Candace Graham, employee; Lauren Davila, employee
CE11070634: Abraham Narkes, owner; Sayid Mohammed, employee; Cheryl Wilson, court reporter; Lee Schillinger, attorney
CE10101882: Maureen Diaz, owner
CE11060182; CE11060712: Kenneth Leb, contractor; Jean Pierre DaSilva, contractor
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: CE11070634 RESCHEDULED FROM 8/18/11
3090 W Broward Blvd
SHARDA BUILDING LLC

Stephanie Bass, Code Enforcement Officer, testified to the following violation:
47-18.4 E.

THERE ARE THREE AUTO REPAIR BUSINESSES AT THIS LOCATION AND AUTO REPAIRS AND MAINTENANCE ARE BEING PERFORMED OUTSIDE IN THE PARKING LOT ON A RECURRING BASIS. AFTER WRITTEN AND VERBAL WARNINGS AND A WRITTEN VIOLATION ON AUGUST 14, 2009, (CE09072191) WHICH WAS TAKEN TO SPECIAL MAGISTRATE HEARING FOR FINDING OF FACT ON NOVEMBER 19, 2009. THIS CASE IS TO BE CONSIDERED AS A REPEAT.

Officer Bass reported that work was being done in the parking lot area on 7/11/11, 7/14/11, 7/18/11, 7/27/11, 8/9/11 and 8/24/11. She presented photos of the property

and the case file into evidence, and recommended imposition of a \$1,500 fine for the six days the property was out of compliance.

Mr. Lee Schillinger, attorney, stated the ordinance prohibited work being done, but not opening car hoods to determine what type of work needed to be done. He said there were numerous other shops around the City where hoods were opened but work was not actually done. Mr. Schillinger stated the owner had already evicted one tenant who was performing repairs outside.

Ms. Flynn referred to a photo that she believed depicted someone performing work. Mr. Schillinger stated there was no evidence that this photo was of someone working for Mr. Narkes or one of his tenants. Officer Bass said she had only asked for fines for the days on which she witnessed someone performing work in the parking lot.

Ms. Wald said Ms. Flynn could make her decision based on the inspector's testimony. She said the earlier cases had been brought against the owner, so even if a different tenant was performing the work, the repeat violation could be brought against the owner.

Officer Bass stated she had witnessed work being done on 7/11/11; she did not know the exact work the mechanic was performing. She admitted the mechanic could have been just looking, but this was being done outside the bay. On 7/18/11, Officer Bass stated an individual had a hose with which he performing some kind of work on a vehicle. From 7/14, Officer Bass had a photo depicting a pickup truck on jacks in the parking lot and someone bending over an engine nearby. She could not say that the person worked for one of the tenants and noted she had cited the owner, not the tenant. Mr. Schillinger suggested that a member of the public, a non-employee, might perform work in the parking lot.

Officer Bass explained that she inspected properties with previous citations twice per week to ensure they were still in compliance. Ms. Wald stated repeat violations could be brought against a property within five years of the previous citation.

Officer Bass stated on 7/27, she observed someone with a vehicle hood up who appeared to be doing mechanical work. She referred to a photo taken that day. She said she was not sure the person had any tools. On 8/9, Officer Bass said a person appeared to be doing work outside the bay. She had seen tools in his hand when he approached the vehicle. On 8/24/11, Officer Bass had seen an individual under the hood of a vehicle. She did not know what he was doing.

Mr. Schillinger asked if Officer Bass had asked the manager whether actual repair work was being done outside the bays, as opposed to a mechanic assessing what repairs must be made. Officer Bass said she had spoken to a tenant on one occasion to explain the violation.

Officer Bass read from the ordinance, which stated all repairs must be done within an enclosed building. Mr. Schillinger felt there was a distinction between *repairs* and *work*.

Mr. Sayid Mohammed, employee, referred to the 7/11/11 photo and said repair work was not being done to the car on that date. He stated he might examine a vehicle for an estimate in the parking lot. Mr. Mohammed said he had never performed work to bring a car to working condition outside the building. Regarding the 7/14/11 photo, Mr. Mohammed said the person in the photo did not work for anyone on the property and had been asked to move.

Regarding the 7/18/11 photo, Mr. Mohammed said someone was assessing a leak on a car, not performing work. In the 7/27/11 photo, Mr. Mohammed said they were filling a radiator with water to help detect a leak. Mr. Mohammed said this did not constitute repairing the leak.

Mr. Mohammed said Officer Bass visited the property several times per day.

In the 8/9/11 photo, Mr. Mohammed said an employee of the neighboring transmission business was depicted checking an engine and Mr. Mohammed had asked him to move.

In the 8/24/11 photo, Mr. Mohammed said an employee was checking the specs for a car in order to obtain the correct part.

Mr. Mohammed described work that was not done outside the building for Mr. Schillinger.

Mr. Mohammed said Officer Bass had first approached him about signs that were put on the property and they had argued about this. Since then, he said Officer Bass had come by to take photos on the property.

Mr. Mohammed informed Mr. Schillinger that testing with equipment was sometimes done to diagnose a problem.

Mr. Abraham Narkes, owner, said a former tenant had been cited in 2009 and he had addressed the issue by sending the tenant a letter every week for one month. This tenant had moved out while Mr. Narkes was considering eviction. Mr. Narkes said he was first contacted by Officer Bass over the phone regarding the sign issue Mr. Mohammed had described. He had then complained to Officer Bass's supervisor regarding her "verbal abuse" on the phone and about that fact that he had not been given the opportunity to correct the sign problem. He said Officer Bass had not contacted him regarding repairs being done in the parking area.

Mr. Narkes submitted a photo of a neighboring property showing an auto parts store employee with a tool box. Mr. Narkes speculated the employee was "maybe doing a

little repair.” He presented a photo of another employee of the auto parts store approaching a car with a tool dolly. He said he did not know if they performed repairs, but they performing testing. In another photo, Mr. Narkes said an auto parts store employee was “testing with instruments the entire electrical system in the car...” Mr. Narkes had another photo showing non-employees performing work in the auto part store parking lot. Mr. Narkes had investigated whether the City had cited nearby business and determined it had not.

Mr. Narkes said he had attended the 2009 Special Magistrate hearing for the original citation, which he said he had disputed.

Officer Bass said the photos represented the times she had seen work being done, but prior to that, there were vehicles without tags and with flat tires all over the property. She said she had seen people using tools on vehicles on 7/14, 7/18, 7/27 and 8/9. She said the person depicted on 8/9 was wearing work gear the mechanics usually wear.

Ms. Flynn asked Ms. Wald to draw the distinction Mr. Schillinger had made regarding the word “repair.” Ms. Wald said Ms. Flynn must make the determination based on the evidence. She agreed the issue was whether or not there was a repair being done.

Mr. Schillinger distributed a copy of the ordinance to Ms. Flynn, which included definitions of minor and major repairs, but did not describe diagnosing. Mr. Schillinger said there was no testimony that repairs were being performed outside the building. He said a mechanic inspecting to determine if repairs were necessary was not a violation. He believed this was selective enforcement. Mr. Schillinger referred to definitions of the word “repair” from dictionary.com and said there was no evidence that any employee of the tenant was doing repair work in the parking area.

Ms. Wald pointed out that the auto parts store across the street in Mr. Narkes’ photos was in unincorporated Broward County, not the City of Fort Lauderdale.

Ms. Flynn found no evidence of selective enforcement, and that on 7/18 and 8/9 work was being done to vehicles because there were tools being applied. She imposed a fine \$100 for each violation.

Case: CE11051099

2613 Northeast 32 Avenue
TEMPLETON, JOHN W H/E LOGUSZ, MARTA

This case was first heard on 7/21/11 to comply by 7/31/11. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,800 fine.

Mario Sotolongo, Code Enforcement Officer, reported administrative costs totaled \$488.

Mr. John Walter Templeton, owner, said he was unaware of the violations because he had been out of town. He said he had spent \$1,400 to repair the pool.

Ms. Flynn imposed a \$300 fine.

Case: CE11060732

1217 Orange Isle
RYAN, MARK P

Certified mail sent to the owner was accepted on 8/11/11.

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

PAVING PERMIT 10071708 HAS EXPIRED AND MUST BE
RENEWED.

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

Mr. Walter Morgan III, attorney, agreed to comply within 28 days. He said a contractor was responsible for the permit. The owner had hired a new contractor to renew the permit.

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

Case: CE10101882

3100 Davie Blvd
DAVIE STATION INC

This case was first heard on 5/19/11 to comply by 7/21/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,025 fine, which would continue to accrue until the property complied.

Frank Arrigoni, Building Inspector, said there was one permit left to renew, and recommended a 10-day extension.

Ms. Maureen Diaz, owner, agreed to renew the permit.

Ms. Flynn granted a 10-day extension during which time no fines would accrue.

Case: CE11060182

4040 Galt Ocean Drive
OCEAN MANOR CONDO ASSOC

Personal service was made to the owner's representative.

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

THE FOLLOWING PERMITS HAVE EXPIRED AND MUST BE
RENEWED UNLESS IT CAN BE SHOWN THAT THE WORK WAS
REMOVED OR REPLACED UNDER A DIFFERENT PERMIT.
97052208 REPLACE 9 DOORS (BASEMENT)
98050807 REPLACE DOORS (METER ROOM, BASEMENT, STAIRS)
03081568 SINKS & FLOOR DRAIN LOBBY BAR
04070493 A/C REPLACEMENT
04072010 ELECTRIC FOR A/C REPLACEMENT
05032698 REPLACE FIRE ALARM
05050871 REPLACE STORE FRONT
09030145 SIGN (RENEWED)

Inspector Arrigoni requested a finding of fact.

Mr. Kenneth Leb, contractor, said they were renewing the permits and requested 45 days.

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

Case: CE11060712

4040 Galt Ocean Drive # 1105
TALERICO, FRANK

Certified mail sent to the owner was accepted on 8/11/11.

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

THE FOLLOWING PERMITS HAVE EXPIRED AND MUST BE
RENEWED:
06101234 ALTERATION
06101235 ELECTRICAL
07041372 ALTERATION

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

Mr. Kenneth Leb, contractor, said they were renewing and closing these permits and requested 45 days.

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

Case: CE11042040

917 Northwest 3 Avenue
TRUST #12
SCHIFF, BENJAMIN TRSTE

This case was first heard on 6/2/11 to comply by 7/21/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,800 and the City was requesting no fine be imposed.

Mr. Jean Francois Edelstein, property manager, agreed.

Ms. Flynn imposed no fine.

Case: CE11080592

1518 Northwest 15 Avenue
FORT LAUDERDALE MANOR CHURCH OF THE NAZARENE INC

Certified mail sent to the registered agent was accepted on 8/12/11.

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 REPAIRS OR MODIFICATIONS AS INDICATED IN THE BUILDING SAFETY INSPECTION REPORT(S) WHICH WERE SUBMITTED TO THE CITY HAVE NOT BEEN COMPLETED, AND/OR NEW BUILDING SAFETY INSPECTION REPORT(S) INDICATING THAT NO REPAIRS ARE REQUIRED HAVE NOT BEEN SUBMITTED WITHIN 180 DAYS FROM THE DATE OF THE INITIAL REPORT.

Inspector Thompson recommended ordering compliance within 63 days or a fine of \$250 per day.

Mr. Sylvester Bompert, pastor, agreed to comply within 63 days.

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

Case: CE11061533

Request for extension

1480 Northwest 22 Court
INDYMAC FLORIDA RENTALS LLC

This case was first heard on 8/4/11 to comply by 9/1/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 9/2/11.

Mr. Joe Smith, property manager, requested an extension because they had just removed the tenants the previous day to gain access to the property. He requested 35 days.

Ron Tetreault, Fire Inspector, agreed to the 35 days.

Ms. Flynn granted a 35-day extension during which time no fines would accrue.

Case: CE10080906

Request for extension

660 Northwest 22 RD
RANDALL, SADIE

This case was first heard on 10/21/10 to comply by 1/20/11. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$4,000.

Todd Hull, Code Enforcement Officer, said a permit had been issued.

Ms. Elouise Burns, the owner's daughter, said a delay had been caused by the rain and by finances. She requested a 90-day extension.

Ms. Flynn granted a 91-day extension during which time no fines would accrue.

Case: CE11080619

627 North Federal Highway
WATERMAN, EDMUND

Certified mail sent to the owner was accepted on 8/11/11.

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 REPAIRS OR MODIFICATIONS AS INDICATED
IN THE BUILDING SAFETY INSPECTION REPORT(S) WHICH
WERE SUBMITTED TO THE CITY HAVE NOT BEEN
COMPLETED, AND/OR NEW BUILDING SAFETY INSPECTION
REPORT(S) INDICATING THAT NO REPAIRS ARE REQUIRED
HAVE NOT BEEN SUBMITTED WITHIN 180 DAYS FROM THE
DATE OF THE INITIAL REPORT.

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

Mr. Thomas Clark, owner's representative, said the owners were trying to sell the property and were delaying making repairs because they wanted to build to suit. He said they had an architect, to be used in the event they decided to keep the property and utilize it for auto storage. Mr. Clark requested more than 35 days.

Ms. Wald described repairs that must be made, and suggested requiring compliance within 63 days.

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

Case: CE11040075
5985 Northwest 31 Avenue
LAKEVIEW PLAZA INC

CONTINUED FROM 6/16 & 5/19

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

THE FIRE SPRINKLER SYSTEM(S) IS/ARE IN NEED OF SERVICE.

Inspector Tetreault recommended a 35-day continuance to 10/6/11.

Mr. Richard Coker, attorney, stated the work was done; they were waiting for the City to do some paperwork and Inspector Tetreault to sign off on the work.

Ms. Flynn continued the case to 10/6/11.

Case: CE11080602
1429 South Miami Rd
COLANER, ANITA M B & MCCURRY, MARY

Service was via posting on the property on 8/19/11 and at City Hall on 8/19/11.

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 REPAIRS OR MODIFICATIONS AS INDICATED IN THE BUILDING SAFETY INSPECTION REPORT(S) WHICH WERE SUBMITTED TO THE CITY HAVE NOT BEEN COMPLETED, AND/OR NEW BUILDING SAFETY INSPECTION REPORT(S) INDICATING THAT NO REPAIRS ARE REQUIRED HAVE NOT BEEN SUBMITTED WITHIN 180 DAYS FROM THE DATE OF THE INITIAL REPORT.

Inspector Thompson said the owners had been present earlier and he had agreed to recommend ordering compliance within 35 days or a fine of \$250 per day.

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

Case: CE11022440

513 Northwest 22 Avenue # 1
CONE, ELECTA DENISE

This case was first heard on 4/7/11 to comply by 7/21/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,250 and the City was requesting no fine be imposed.

Ron Tetreault, Fire Inspector, requested no fine be imposed.

Ms. Electa Cone, owner, agreed.

Ms. Flynn imposed no fine.

Case: CE11041393

1101 Northwest 1 Avenue
BLANDS, PAMELA D

Service was via posting on the property on 8/11/11 and at City Hall on 8/18/11.

Violation:
9-280(h)(1)

THE WOOD FENCE IS IN DISREPAIR. IT IS LEANING OVER AND HAS MISSING AND DAMAGED SLATS.

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$25 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

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 would begin to accrue.

The following two cases for the same owner were heard together

Case: CE10021464

1220 Northwest 6 Court
BOLDEN, ROSA

This case was first heard on 4/29/10 to comply by 6/3/10. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,200 fine, which would continue to accrue until the property complied.

Todd Hull, Code Enforcement Officer, reported permits had been issued but there had only been one inspection.

Mr. Virgil Bolden, owner, said they had the inspection on the electric and they had ordered the windows. He requested 2 months.

Ms. Wald suggested a 35-day extension.

Ms. Flynn granted a 35-day extension during which time no fines would accrue.

Case: CE09121290

1227 Northwest 6 Street
BOLDEN, VIRGIL & ROSA MAE

This case was first heard on 1/21/10 to comply by 2/25/10. Violations and extensions were as noted in the agenda. The property was complied and fines had accrued to \$11,300.

Todd Hull, Code Enforcement Officer, stated administrative costs totaled \$1,500.

Mr. Virgil Bolden, owner, explained that the first contractor had not called for inspection. He had hired a new contractor to pull the permit and the inspection had been the previous week.

Ms. Flynn imposed a \$1,500 fine.

Case: CE11051691
312 Southwest 16 Street
MAJURI, DAVID

RESCHEDULED FROM 8/18/11

Service was via posting on the property on 8/9/11 and at City Hall on 8/18/11.

Mark Campbell, Code Enforcement Officer, testified to the following violation:
9-280(b)

THERE ARE WINDOWS ON THIS PROPERTY THAT ARE
DAMAGED AND IN DISREPAIR. SEVERAL WINDOWS ARE
NAILED SHUT.

Mr. Ed Nicholas, property manager, said they were trying to convince the owner to spend the money to replace the windows. He requested 60 days.

Officer Campbell presented photos of the property and the case file into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day.

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

Case: CE11080647
724 Northwest 7 Terrace
HOFFMAN, SCOTT

Certified mail sent to the owner was accepted on 8/11/11.

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 REPAIRS OR MODIFICATIONS AS INDICATED
IN THE BUILDING SAFETY INSPECTION REPORT(S) WHICH
WERE SUBMITTED TO THE CITY HAVE NOT BEEN
COMPLETED, AND/OR NEW BUILDING SAFETY INSPECTION
REPORT(S) INDICATING THAT NO REPAIRS ARE REQUIRED
HAVE NOT BEEN SUBMITTED WITHIN 180 DAYS FROM THE
DATE OF THE INITIAL REPORT.

Mr. Scott Hoffman, owner, said there had been some issues with the electrician.

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

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

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

Case: CE11071380

3033 Northeast 32 Avenue
BIMA II LLC
Business: Shooters

Personal service was made to the owner.

Mario Sotolongo, Code Enforcement Officer, testified to the following violation:
47-34.2.D.

THIS PROPERTY IS BEING USED IN VIOLATION OF SITE PLAN CONDITIONS AS ORDERED BY THE PLANNING AND ZONING BOARD ON 9/16/92 (CASE 57-R-92), WHICH STATES THAT:

1) THE SECOND FLOOR IS TO BE USED ONLY FOR ACCESSORY USE TO THE RESTAURANT AS OFFICES, STORAGE, OR EMPLOYEE LOUNGE AND SHALL NOT BE OPEN TO CUSTOMERS OR MEMBERS OF THE GENERAL PUBLIC,

2) THE SLIDING GLASS DOORS AND WINDOWS ARE TO BE CLOSED BETWEEN 8:00 PM AND 8:00 AM, AND

3) NO OUTSIDE MUSIC OR ENTERTAINMENT OF ANY KIND ANYWHERE UPON THE PREMISES IS PERMITTED.

THIS PROPERTY IS IN DIRECT VIOLATION OF THESE CONDITIONS IN THAT THEY ARE UTILIZING THE SECOND FLOOR AS A BANQUET FACILITY WHICH IS AVAILABLE TO THE PUBLIC, AND THEY ARE PROVIDING OUTSIDE ENTERTAINMENT AND MUSIC IN THE FORM OF A DISC JOCKEY WITH A P.A. SYSTEM, AMPLIFIER, AND SPEAKERS.

THIS VIOLATION CONSTITUTES A REPEAT VIOLATION OF CASE CE07120575 AS ORDERED BY SM PURDY ON 2/21/08 AND CASE CE10041245 AS ORDERED BY SM FLYNN ON 10/21/10 WHICH WERE FOUND IN VIOLATION UPON THE ADJACENT PROPERTY (3003 NORTHEAST 32 AVE) WITH THE SAME PROPERTY OWNER AS THIS CASE.

Officer Sotolongo said these two properties had the same owner. He distributed documentation showing the two properties and printouts from Facebook. He stated the violation had occurred on 7/24/11 and he recommended a \$400 fine. Officer Sotolongo explained that the DJ had set up on the Shooters' side of the property to provide outdoor entertainment for Bootleggers.

Ms. Candace Graham, employee, thought the repeat violation should apply to a previous tenant. Ms. Lauren Davila, employee, agreed there had been confusion regarding what entertainment was permitted and where. She said the DJ who had set up the amplification system had been fired immediately. She added that they thought they were allowed to have entertainment outside at Shooters, but she now knew they were not. Ms. Davila said Shooters had been under construction for months, so the sliding glass doors could not have been open when the property was cited. She said they also closed the pool down at 8 PM while it was still daylight.

Ms. Wald clarified that the original violation was on the adjacent property, so she withdrew the repeat violation and requested Ms. Flynn find the violation had existed as cited.

Ms. Graham admitted they had used the second floor for special occasions.

Officer Sotolongo presented his case file into evidence.

Ms. Flynn found the violation had existed as cited and imposed a \$400 fine.

Case: CE11070622

3003 Northeast 32 Avenue
BIMA II LLC
Business: Bootleggers

Personal service was made to the owner.

Mario Sotolongo, Code Enforcement Officer, testified to the following violation:
47-34.2.D.

THIS PROPERTY IS BEING USED IN VIOLATION OF SITE
PLAN CONDITIONS AS ORDERED BY THE PLANNING AND
ZONING BOARD ON 8/18/93 (CASE 36-R-93), WHICH
STATES THAT:

- 1) NO OUTSIDE SPEAKERS (NO AMPLIFICATION)
- 2) ENTERTAINMENT AND USE OF THE POOL BE LIMITED
TO DAYLIGHT HOURS
- 3) THE SLIDING GLASS DOORS MUST BE CLOSED 1/2
HOUR AFTER DARK

THIS PROPERTY CONTINUES TO BE IN DIRECT VIOLATION
OF THESE SITE PLAN CONDITIONS IN THAT THEY ARE

PROVIDING OUTDOOR AMPLIFIED MUSIC AND USE OF A PUBLIC ADDRESS SYSTEM.

THESE SITE PLAN CONDITIONS WERE INITIALLY ORDERED IN 1979 BY THE PLANNING AND ZONING BOARD WHEN THE POOL WAS FIRST CONSTRUCTED, AND WERE RE-ORDERED DURING SUBSEQUENT SITE PLAN AMENDMENTS IN 1985 AND 1993. NOISE WAS THE PRIMARY CONCERN OF THE BOARD AND THE NEIGHBORHOOD AT THE TIME OF THESE SITE PLAN APPROVALS.

THE CONTINUED USE OF THIS PROPERTY IN VIOLATION OF SITE PLAN CONDITIONS IS A REPEAT VIOLATION OF CASE CE07120575 AS ORDERED BY SM PURDY ON 2/21/08 AND CASE CE10041245 AS ORDERED BY SM FLYNN ON 10/21/10.

Complied:
47-22.9.

Officer Sotolongo said the case was based on a complaint and then on the Facebook advertisement by the DJ and later by the Police Department. He stated the violation had occurred on 7/24/11 and he recommended a \$400 fine.

Ms. Lauren Davila, employee, said the building had been under construction and the doors could not have been opened. The citation was also for 7:55 PM, while it was still daylight.

Officer Sotolongo presented his case file into evidence.

Ms. Flynn found the repeat violation had existed as cited and imposed a \$400 fine.

Case: CE09111480

1417 Northwest 13 Place
LUCKYMAX LLC

This case was first heard on 12/2/10 to comply by 3/3/11. Violations and extensions were as noted in the agenda. The property was complied and fines had accrued to \$2,725.

Frank Arrigoni, Building Inspector, recommended reducing the fine to \$1,500.

Ms. Flynn imposed a \$1,500 fine.

Case: CE11060781

410 Southwest 7 Street
DONALDSON, STEWART

Service was via posting on the property on 8/15/11 and at City Hall on 8/18/11.

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

PAVING PERMIT 02111215 HAS EXPIRED AND MUST BE
RENEWED.

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

Mr. Stewart Donaldson, owner, said he had researched the old permit and had contacted the contractor to see if he had a copy. Mr. Stewart said he would have surgery on September 8 and requested 45 days.

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

Case: CE11072427

1516 Southwest 5 Place
JRP INVESTMENT GROUP LLC

Service was via posting on the property on 8/2/11 and at City Hall on 8/18/11.

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 101:7.10.5.2.1

THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

NFPA 1:14.4.1

THE PATH OF EGRESS IS OBSTRUCTED/BLOCKED.

Complied:

FL ADMIN CODE 69A-60.0081

Inspector Tetreault recommended ordering compliance within 35 days or a fine of \$250 per day for NFPA 101:31.3.4.5.1 and within 35 days or a fine of \$150 per day for NFPA 1:13.6.6.8.3.1, NFPA 101:7.10.5.2.1 and NFPA 1:14.4.1.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day for NFPA 101:31.3.4.5.1 and within 35 days or a fine of \$150 per day, per violation for NFPA 1:13.6.6.8.3.1, NFPA 101:7.10.5.2.1 and NFPA 1:14.4.1.

Case: CE10060952

625 N Ft Laud Beach Blvd
MALLICK, NISHI

This case was first heard on 1/20/11 to comply by 4/21/11. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property complied.

Mario Sotolongo, Code Enforcement Officer, reported the permits had been issued but the contractor must do the work.

Ms. Nishi Mallick, owner, stated the contractor had been delayed due to the weather. She requested 119 days.

Ms. Flynn granted a 119-day extension during which time no fines would accrue.

Case: CE09111097

1323 Southeast 4 Avenue
S & K REAL ESTATE INVEST INC

This case was first heard on 12/17/09 to comply by 1/14/10. Violations were as noted in the agenda. The property was complied and fines had accrued to \$322,500.

Mr. Anuraag Singhal, owner, said the property had been in probate since 2008. He stated one lawyer was still occupying the property.

Mr. McKelligett recommended a \$520 fine.

Ms. Flynn imposed a \$520 fine.

Case: CE11042843

202 Southwest 27 Terrace
ALEXIS, ELIAMISE

This case was first heard on 6/16/11 to comply by 7/21/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$9,300 and the City was requesting a \$520 fine be imposed.

Mr. Vainqueur Alex, owner, apologized for the delay and said he did not have \$520. He said he had not understood about the sign, but the inspector had explained it to him.

Ms. Flynn imposed no fine.

Case: CE11080597

1126 Southwest 15 Terrace
EQUAL HOUSING FUND OF FL CORP

Service was via posting on the property on 8/11/11 and at City Hall on 8/18/11.

Ron Tetreault, Fire Inspector, testified to the following violations:
MO Sec. 9-313.

ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

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.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day, per violation would begin to accrue.

Case: CE10042649

500 Northeast 13 Street
JULUME, VILAMAR
ST. LOUIS EXAMENE ETAL

This case was first heard on 11/4/10 to comply by 2/17/11. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$8,900 fine, which would continue to accrue until the property complied.

Mr. Vilamar Julme, owner, said he had purchased the business in December 2005. He stated the City had cited the property for several issues and he could not afford to make all the repairs at once.

Andre Cross, Code Enforcement Officer, explained that the restaurant drain and grease trap had been relocated incorrectly. Since then, the owner had been cited for other issues. The owner was currently working on the air conditioning and plumbing, and after that work was approved, he could install the drain and the grease trap. Officer Cross recommended an extension. Ms. Wald suggested 91 days.

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

Case: CE11060742

2091 Southwest 36 Terrace
SWEATT, JAMES D & TAMMY M

Certified mail sent to the owner was accepted on 8/4/11.

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

THE POOL AT THIS PROPERTY IS FILLED WITH GREEN,
STAGNANT WATER. THE PROPERTY IN THIS CONDITION IS
A PUBLIC NUISANCE.

Officer DelRio said the case was begun as the result of a complaint. He stated the owner had admitted to the condition of the pool. Officer DelRio 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.

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

Case: CE11071861

731 Northwest 10 Terrace
GABLES MORTGAGE GROUP LLC

Certified mail sent to the owner was accepted on 8/3/11.

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

THE PROPERTY IS OVERGROWN WITH GRASS/WEEDS AND
OTHER PLANT LIFE. THIS IS A REPEAT VIOLATION.
PREVIOUS CASES INCLUDE THE FOLLOWING: FINDING OF
FACT FOR CASE CE11042912 GRANTED AT SPECIAL
MAGISTRATE HEARING 6/2/2011 BY JUDGE HULL,
CE10110565 ON 11/8/10, CE11052110 ON 5/26/10, AND
CE09090300 ON 9/2/09. THIS CASE WILL BE PRESENTED
TO THE SPECIAL MAGISTRATE FOR REPEAT VIOLATION
WHETHER THE VIOLATION COMPLIES PRIOR TO THE
HEARING DATE OR NOT.

Officer Sappington presented photos of the property and the case file into evidence, and recommended imposition of a fine of \$50 per day for the 15 days the property was out of compliance from 7/25/11 through 8/9/11.

Ms. Flynn found the repeat violation had existed as cited and imposed a fine of \$50 per day for 15 days the property was out of compliance from 7/25/11 through 8/9/11.

Case: CE11052402

744 Northeast 16 Avenue
RIFKIN, DORI

Service was via posting on the property on 8/2/11 and at City Hall on 8/18/11.

Adam Feldman, Senior Code Enforcement Officer, testified to the following violations:

9-280(b)

THE CEILING INSIDE OF UNIT #2 IS IN DISREPAIR, IN THAT IT IS FALLING DOWN IN SOME AREAS DUE TO WATER ENTERING THE UNIT FROM THE ROOF.

9-308(a)

THE ROOF AT THIS LOCATION IS IN DISREPAIR, IN THAT IT IS NOT WATERTIGHT CAUSING WATER TO LEAK INTO UNIT #2, WHICH IS DAMAGING THE CEILING.

9-308(b)

THERE IS A BLUE TARP AND A FIVE GALLON BUCKET ON THE ROOF AT THIS LOCATION.

Officer Feldman presented photos of the property and the case file into evidence, 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 would begin to accrue.

Case: CE11060073

Stipulated agreement

820 Northeast 16 Avenue # 5
NAJJARIAN, JOSEPH

Violations:

9-280(b)

THERE ARE SEVERAL WINDOWS IN UNITS 5 AND 10 THAT ARE IN DISREPAIR, IN THAT THEY DO NOT PROPERLY OPEN/CLOSE AND ARE SCREWED SHUT;
THE WINDOW CRANK ON THE REAR JALOUSIE DOOR INSIDE OF UNIT 10 DOES NOT FUNCTION PROPERLY, IN THAT THE JALOUSIE WINDOWS WILL NOT OPEN;
THE CEILING/WALLS IN THE BEDROOM AND BATHROOM OF UNIT #5 ARE IN DISREPAIR, IN THAT THE CEILINGS ARE STAINED AND THE PAINT ON THE CEILINGS AND WALLS ARE BUBBLING/PEELING DUE TO A ROOF LEAK;

THE GUTTER NEAR UNIT #5 IS IN DISREPAIR, IN THAT THE DOWNSPOUT IS MISSING; THEREFORE, NOT PROPERLY DIRECTING/DRAINING THE RAIN WATER AS IT IS INTENDED TO DO.

9-306

THE EXTERIOR OF THE PROPERTY IS IN DISREPAIR, IN THAT THE WALLS ARE STAINED/DIRTY AND HAVE PEELING PAINT;
THE SOFFITS ARE IN DISREPAIR, IN THAT THERE ARE AREAS THAT HAVE CRACKS AS WELL AS PEELING/MISSING PAINT;
THE FASCIA BOARDS ARE IN DISREPAIR, IN THAT THERE ARE AREAS OF ROTTED WOOD AND PEELING PAINT.

Complied:

9-276(c)

9-278(g)

9-280(g)

9-308(a)

The City had a stipulated agreement with the owner to comply within 119 days or a fine of \$50 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 119 days or a fine of \$50, per violation per day would begin to accrue.

Case: CE11060967

1034 Northwest 7 Avenue
HERTZ, BRAD

Certified mail sent to the owner was accepted on 8/4/11.

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

9-280(b)

THERE ARE WINDOWS ON THE STRUCTURE THAT DO NOT OPEN PROPERLY, WINDOWS WITH BROKEN AND/OR MISSING GLASS, AND WINDOWS WITH LARGE GAPS AROUND THEM.

9-280(g)

THERE IS AN AC UNIT THAT IS NOT FUNCTIONING.

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

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

Case: CE11060234

RESCHEDULED FROM 8/18/11

309 Southwest 13 Street
SCHOFIELD, MARIA J & SCHOFIELD, HENRY W III

Service was via posting on the property on 8/9/11 and at City Hall on 8/18/11.

Mark Campbell, Code Enforcement Officer, testified to the following violations:

9-276(c)(3)

PROPERTY HAS EVIDENCE OF INSECT AND RODENT
INFESTATION.

9-280(b)

THERE ARE HOLES IN THE WALLS AND FASCIA BOARDS ON
THIS PROPERTY ALLOWING RODENT AND INSECT INFESTATION.

Officer Campbell presented photos of the property and the case file into evidence, and recommended ordering compliance within 21 days or a fine of \$50 per day, per violation.

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

Case: CE11060274

RESCHEDULED FROM 8/18/11

623 Southwest 12 Avenue
BENTLEY AT RIVERSIDE PARK LLC
C/O CARLTON MARLOWE ESQ

Service was via posting on the property on 8/9/11 and at City Hall on 8/18/11.

Mark Campbell, Code Enforcement Officer, testified to the following violation:

18-12(a)

THERE IS OVERGROWTH, RUBBISH, TRASH, AND DEBRIS
SCATTERED ALL AROUND THIS VACANT PROPERTY AND
SWALE AREA INCLUDING, BUT NOT LIMITED TO, YARD
WASTE AND UNMAINTAINED BUSHES AND SHRUBS.

Officer Campbell 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.

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

Case: CE11072015

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

Service was via posting on the property on 8/16/11 and at City Hall on 8/18/11.

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

THERE IS OVERGROWTH, TRASH, AND DEBRIS ON THE PROPERTY. THIS IS A REPEAT VIOLATION PER CASE# CE11050735 GRANTED AT SPECIAL MAGISTRATE HEARING 6/16/2011 BY MAGISTRATE PURDY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION REGARDLESS OF COMPLIANCE STATUS.

Officer Hull recommended imposing a fine of \$100 per day for the 15 days the property was out of compliance from 7/25/11 – 8/10/11.

Ms. Flynn found the repeat violation had existed as cited and imposed a fine of \$100 per day for the 15 days the property was out of compliance from 7/25/11 – 8/10/11.

Case: CE11061883

2820 Northeast 52 Street
TSAKANIKAS, GEORGE KENNY & TSAKANIKAS, ANDREA N

Service was via posting on the property on 8/10/11 and at City Hall on 8/18/11.

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

THE POOL AT THIS LOCATION IS FILLED WITH GREEN, STAGNANT WATER. POOL NOT MAINTAINED ON A SCHEDULED BASIS.

Officer Rich 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.

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

Case: CE11071077

6150 Northwest 34 Way
BERENYI, JUDITH G

Service was via posting on the property on 8/11/11 and at City Hall on 8/18/11.

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

THE POOL AT THIS LOCATION IS FILLED WITH GREEN,
STAGNANT WATER.

Officer Rich 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.

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

Case: CE11070818

1831 Northeast 53 Street
HERMIT, RANDOLPH

Certified mail sent to the owner was accepted on 8/5/11.

Ursula Thime, Senior Code Enforcement Officer, testified to the following violation:
18-11(a)

THE POOL AT THIS PROPERTY IS FILLED WITH GREEN,
STAGNANT WATER. THE POOL IN THIS CONDITION IS A
BREEDING PLACE FOR MOSQUITOES AND ENDANGERS THE
PUBLIC HEALTH, SAFETY, AND WELFARE OF THE
COMMUNITY AND HAS BECOME A PUBLIC NUISANCE.

Officer Thime presented photos of the property and the case file into evidence, and said she had spoken with the owner and agreed to recommend 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 would begin to accrue.

Case: CE11060129

1900 North Federal Highway
THOMPSON, JANET & ANTWEILER, J L
RICKEL, JOHN L
C/O REC DEVELOPMENT

Service was via posting on the property on 7/27/11 and at City Hall on 8/18/11.

Ursula Thime, Senior Code Enforcement Officer, testified to the following violation:
47-19.4.D.8.

THE GATES ON THIS DUMPSTER ENCLOSURE ARE OPEN AT
ALL TIMES.
THIS IS A RECURRING VIOLATION THAT HAS BEEN CITED

SEVERAL TIMES IN THE PAST (SEE CASES CE09081068, CE08010882, CE11010100) AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING OR NOT.

Complied:
24-27.(f)
24-29(a)

Officer Thime presented photos of the property and the case file into evidence. She stated the violation was now complied, and requested a finding of fact that the violation had existed as cited.

Ms. Flynn found the violation had existed as cited.

Case: CE11070128

1134 Northwest 9 Terrace
KRAMER, SCOTT

Certified mail sent to the owner was accepted on 8/12/11.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:
18-7(b)

THE VACANT/UNOCCUPIED DWELLING ON THIS PROPERTY HAS HAD SEVERAL OF ITS WINDOWS BOARDED UP WITHOUT THE PROPERTY OWNER HAVING FIRST OBTAINED THE REQUIRED BOARD UP CERTIFICATE FROM THE CITY OF FORT LAUDERDALE BUILDING DEPARTMENT. IN ADDITION, THE MANNER IN WHICH THE WINDOWS HAVE BEEN BOARDED DOES NOT MEET THE REQUIRED CITY OF FORT LAUDERDALE BOARD UP STANDARD.

Officer Sappington presented photos of the property and the case file into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day would begin to accrue.

Case: CE11071024

448 Northwest 21 Avenue
PEIXOTO, MARCIO A

Service was via posting on the property on 8/10/11 and at City Hall on 8/18/11.

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

THE VACANT LOT HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND HAS NOT BEEN MAINTAINED. THIS IS A RECURRING VIOLATION ON THIS PROPERTY FOR CODE CASES: CE11041071, CE10080506, AND CE09101822. THIS VIOLATION WAS AGAIN FOUND TO BE PRESENT ON THIS VACANT LOT ON 07-14-11. AS A RESULT, A NEW CASE, CE11071022, WAS OPENED ON THIS VACANT LOT TO ADDRESS THIS ISSUE THROUGH THE ABATEMENT PROCESS ONLY. THIS CASE WAS ALSO OPENED ON 07-14-11 AND WILL RUN IN CONJUNCTION WITH CASE CE11071022. THIS CASE WILL BE PRESENTED AT SPECIAL MAGISTRATE WHETHER THE VIOLATION IS BROUGHT INTO COMPLIANCE BY THE PROPERTY OWNER OR ABATED 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 IS OF A RECURRING NATURE ON THIS PROPERTY.

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

Ms. Flynn found the violation had existed as cited.

Case: CE11072339
428 Northwest 10 Avenue
GARCIA, EDUARDO

RESCHEDULED FROM 8/18/11

Service was via posting on the property on 8/10/11 and at City Hall on 8/18/11.

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

THE VACANT/UNOCCUPIED PROPERTY HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND HAS NOT BEEN MAINTAINED. THIS IS A RECURRING VIOLATION ON THIS PROPERTY OF CODE CASES CE11032435 AND CE10090835. THIS VIOLATION WAS AGAIN FOUND TO BE PRESENT ON THIS VACANT/UNOCCUPIED PROPERTY ON 07-28-11. AS A RESULT, A NEW CASE, CE11072188, WAS OPENED ON THIS VACANT/UNOCCUPIED PROPERTY TO ADDRESS THIS ISSUE THROUGH THE ABATEMENT PROCESS ONLY. THIS CASE WAS ALSO OPENED ON 07-28-11 AND WILL RUN IN CONJUNCTION WITH CASE CE11072188. THIS CASE WILL BE PRESENTED AT SPECIAL MAGISTRATE WHETHER THE VIOLATION IS BROUGHT INTO COMPLIANCE BY THE PROPERTY OWNER OR ABATED 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 IS OF A RECURRING NATURE ON THIS PROPERTY.

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

Ms. Flynn found the violation had existed as cited.

Case: CE11080307

2146 Northwest 6 Street
SWEETING ASSOCIATES LLC
C/O NEW VISIONS CDC

Service was via posting on the property on 8/11/11 and at City Hall on 8/18/11.

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

THE VACANT LOT HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND HAS NOT BEEN MAINTAINED. THIS IS A RECURRING VIOLATION ON THIS PROPERTY OF CODE CASE CE10051572. THIS VIOLATION WAS AGAIN FOUND TO BE PRESENT ON THIS VACANT LOT ON 08-03-11. AS A RESULT, A NEW CASE, CE11071219, WAS OPENED ON THIS VACANT LOT TO ADDRESS THIS ISSUE THROUGH THE ABATEMENT PROCESS ONLY. THIS CASE WAS ALSO OPENED ON 08-03-11 AND WILL RUN IN CONJUNCTION WITH CASE CE11071219. THIS CASE WILL BE PRESENTED AT SPECIAL MAGISTRATE WHETHER THE VIOLATION IS BROUGHT INTO COMPLIANCE BY THE PROPERTY OWNER OR ABATED 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 IS OF A RECURRING NATURE ON THIS PROPERTY.

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

Ms. Flynn found the violation had existed as cited.

Case: CE11071147

610 Carolina Avenue
RICHARDS, MARIA

Service was via posting on the property on 8/10/11 and at City Hall on 8/18/11.

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

THE LAWN AT THIS OCCUPIED PROPERTY HAS BECOME
OVERGROWN AND IS NOT BEING MAINTAINED.

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.

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

Case: CE11070927

3330 Auburn Blvd
SAUNDERS, SYLBERT GEORGE & SAUNDERS, WINSOME

Service was via posting on the property on 8/10/11 and at City Hall on 8/18/11.

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

THERE IS AN ACCUMULATION OF TRASH AND DEBRIS ON THE
SIDE AND REAR OF THE PROPERTY. THE LAWN AT THIS PROPERTY
HAS BECOME OVERGROWN AND IS NOT BEING MAINTAINED
INCLUDING THE REAR 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.

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

Case: CE11080656

3020 Southeast 6 Avenue
ALPAR ENTERPRISES INC

Certified mail sent to the registered agent was accepted on 8/12/11.

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 REPAIRS OR MODIFICATIONS AS INDICATED IN THE BUILDING SAFETY INSPECTION REPORT(S) WHICH WERE SUBMITTED TO THE CITY HAVE NOT BEEN COMPLETED, AND/OR NEW BUILDING SAFETY INSPECTION REPORT(S) INDICATING THAT NO REPAIRS ARE REQUIRED HAVE NOT BEEN SUBMITTED WITHIN 180 DAYS FROM THE DATE OF THE INITIAL REPORT.

Inspector Thompson recommended ordering compliance within 14 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day would begin to accrue.

Case: CE11072057

3315 Southwest 15 Avenue
EDGEWATER LLC

Service was via posting on the property on 8/19/11 and at City Hall on 8/19/11.

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 REPORTS 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 SENT TO YOU.

Inspector Thompson recommended ordering compliance within 14 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day would begin to accrue.

Case: CE11080658

5101 Northwest 9 Avenue
BIC CORP
C/O EDWARD DE R CAYLA ESQ

Service was via posting on the property on 8/19/11 and at City Hall on 8/19/11.

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 REPAIRS OR MODIFICATIONS AS INDICATED IN THE BUILDING SAFETY INSPECTION REPORT(S) WHICH WERE SUBMITTED TO THE CITY HAVE NOT BEEN COMPLETED, AND/OR NEW BUILDING SAFETY INSPECTION REPORT(S) INDICATING THAT NO REPAIRS ARE REQUIRED HAVE NOT BEEN SUBMITTED WITHIN 180 DAYS FROM THE DATE OF THE INITIAL REPORT.

Inspector Thompson recommended ordering compliance within 14 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day would begin to accrue.

Case: CE10121885

1 East Las Olas Boulevard
MUSEUM OF ART INC

Service was via posting on the property on 8/15/11 and at City Hall on 8/18/11.

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:
09040586 BUILDING PERMIT FOR SIGN (CLOSED)
09040588 ELECTRICAL FOR SIGN (CLOSED)
06042049 BUILDING FOR INTERIOR ALTERATIONS
06042045 BUILDING FOR INTERIOR DEMO
06051505 PLUMBING FOR DRINKING FOUNTAIN
05120524 BUILDING FOR 28000 SQ FT INTERIOR RENOVATIONS

05101412 BUILDING FOR FOUNDATION
05081961 BUILDING FOR REROOF
05081173 MECHANICAL FOR A/C CHILLER REPLACEMENT
(CLOSED)
03070935 BUILDING FOR INTERIOR DEMO 1 & 2 FLOOR
97111494 LANDSCAPING FOR RELOCATION OF LIVE OAKS

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

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

Case: CE11062395

626 S Rio Vista Blvd
LEGUM, ORIE & LEGUM, RACHEL

Service was via posting on the property on 8/15/11 and at City Hall on 8/18/11.

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

NEW RESIDENCE PERMIT 07052270 HAS EXPIRED.

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

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

Case: CE11062272

640 Southwest 30 AVE
640 SOUTHWEST 30 AVENUE TR
HYATT, JACQUELINE

Service was via posting on the property on 8/15/11 and at City Hall on 8/18/11.

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

FENCE PERMIT 03052673 HAS EXPIRED.

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

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

Case: CE11060733

1133 Southwest 5 Place
COOK, KAMERIN
PARTIN, JOEY

Service was via posting on the property on 8/15/11 and at City Hall on 8/18/11.

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

THE FOLLOWING PERMITS HAVE EXPIRED AND MUST BE
RENEWED:
10071802 FENCE
10071804 PAVING

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

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

Case: CE11062512

1522 Davie Blvd
TLC EXPERTS INC

Service was via posting on the property on 8/15/11 and at City Hall on 8/18/11.

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

ALTERATION PERMIT 09120618

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

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

Case: CE11062531

1807 Northwest 9 Avenue
BLAKE-HANSON, MARCIA

Service was via posting on the property on 8/16/11 and at City Hall on 8/18/11.

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

ROOF PERMIT 10081277 HAS EXPIRED.

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

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

Case: CE11060572

3038 North Federal Highway # E
3038 PARTNERS LLC

Certified mail sent to the owner was accepted on 8/15/11.

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

SIGN PERMIT 04110469 HAS EXPIRED.

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

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

Case: CE11060637

4040 Galt Ocean Drive # 710
TAYLOR, KATHLEEN

Service was via posting on the property on 8/16/11 and at City Hall on 8/18/11.

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

ELECTRICAL PERMIT 03040720 HAS EXPIRED.

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

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

Case: CE11060641

4040 Galt Ocean Drive # 818
ROBBINS, JUDY

Certified mail sent to the owner was accepted on 8/15/11.

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

ALTERATION PERMIT 04080181 HAS EXPIRED.

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

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

Case: CE11062447

6711 Northwest 22 Terrace
FITCH, ROBERT A

Certified mail sent to the owner was accepted on 8/11/11.

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

ALTERATION PERMIT 09011562

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

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

Case: CE11080614

652 Southwest 16 Avenue
ATMAX LLC

Certified mail sent to the owner was accepted on 8/11/11 and certified mail sent to the registered agent was accepted on 8/11/11.

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

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.

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.

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

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day, per violation would begin to accrue.

Case: CE11080603

704 Southwest 16 Avenue
LOUIMA, ALIQUAIS & LOUIMA, SUSETTE

Certified mail sent to the owner was accepted on 8/12/11.

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

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 1:13.6.6.8.3.1

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

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day would begin to accrue.

Case: CE11072420

705 Southwest 15 Avenue
DUNN, NAOMI & DUNN, NEVILLE

Certified mail sent to the owner was accepted on 8/3/11.

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.

Complied:
MO SEC. 9-313.

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

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day would begin to accrue.

Case: CE11072431

723 Northwest 6 Avenue
LUMA PROPERTIES INC

Service was via posting on the property on 8/3/11 and at City Hall on 8/18/11.

Ron Tetreault, Fire Inspector, testified to the following violations:
FSS 633.082

THE FIRE CONTROL SYSTEMS, FIRE HYDRANTS, YARD HYDRANTS,
AND FIRE PROTECTION SYSTEMS HAVE/HAS NOT BEEN INSPECTED
IN ACCORDANCE WITH THE CODE.

NFPA 1:13.3.1.1

THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

69A-46.041

THE FIRE PROTECTION SYSTEM IS NOT TAGGED IN ACCORDANCE
WITH THE CODE.

Inspector Tetreault recommended ordering compliance with FSS 633.082 within 1 year or a fine of \$150 per day and with NFPA 1:13.3.1.1 and 69A-46.041 within 35 days or a fine of \$150 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with FSS 633.082 within 1 year or a fine of \$150 per day and with NFPA 1:13.3.1.1 and 69A-46.041 within 35 days or a fine of \$150 per day, per violation.

Case: CE11080593

1103 Southwest 15 Terrace
GALO, FABIO

Service was via posting on the property on 8/11/11 and at City Hall on 8/18/11.

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.

Complied:
NFPA 1:13.6.6.8.3.1
FL ADMIN CODE 69A-60.0081

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

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

Case: CE11072424
1508 Southwest 5 Place
DENIS, JOSEPHINE

Service was via posting on the property on 8/2/11 and at City Hall on 8/18/11.

Ron Tetreault, Fire Inspector, testified to the following violations:
MO Sec. 9-313.

ADDRESS IS NOT POSTED ACCORDING TO THE CODE.
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 1:13.6.6.8.3.1

Inspector Tetreault recommended ordering compliance within 35 days or a fine of \$25 150 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day, per violation would begin to accrue.

Case: CE11080590
1850 South Miami Rd
SPACE PLUS AT 17TH STREET CAUSEWAY LTD

Certified mail sent to the registered agent was accepted on 8/12/11.

Ron Tetreault, Fire Inspector, testified to the following violations:
NFPA 13:8.5.6.1

STORAGE IS WITHIN 18 INCHES (457 MM) OF THE SPRINKLER HEAD DEFLECTOR.

NFPA 1:13.3.1.1

THE FIRE SPRINKLER SYSTEMS IS IN NEED OF SERVICE.

Complied:
FSS 633.082

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$150 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$150 per day, per violation would begin to accrue.

Case: CE11072429

2424 Southeast 17 Street
VILLAGE AT HARBOR BEACH CONDOMINIUM ASSOCIATION

Certified mail sent to the owner was accepted on 8/3/11 and certified mail sent to the registered agent was accepted on 8/3/11.

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

NFPA 1:11.1.2

BLANKS ARE MISSING IN THE ELECTRICAL PANEL CAUSING
ELECTRICAL CIRCUITS TO BE EXPOSED.

Complied:
NFPA 101:7.9.2.1

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

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day would begin to accrue.

Case: CE11072430

2426 Southeast 17 ST
VILLAGE AT HARBOR BEACH CONDOMINIUM ASSOCIATION

Certified mail sent to the owner was accepted on 8/3/11 and certified mail sent to the registered agent was accepted on 8/3/11.

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

NFPA 1:11.1.2

BLANKS ARE MISSING IN THE ELECTRICAL PANEL CAUSING
ELECTRICAL CIRCUITS TO BE EXPOSED.

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

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day would begin to accrue.

Case: CE99090191

535 Northwest 2 Avenue
KRATENSTEIN, HOWARD TR

This was a request to vacate the Final Order dated 10/7/99.

Ms. Flynn vacated the final Order dated 10/7/99.

Case: CE09062595

3051 Northwest 17 Street
LITTLE, CECELIA S

This was a request to vacate the Final Order dated 10/15/09 and the Order Imposing a Fine dated 12/17/09.

Ms. Flynn vacated the Final Order dated 10/15/09 and the Order Imposing a Fine dated 12/17/09.

Case: CE10121652

1115 Northeast 3 Avenue
COOK, LUCY ALONSO S

This case was first heard on 5/19/11 to comply by 7/21/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,025 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$1,025 fine, which would continue to accrue until the property complied.

Case: CE11022474

1133 Northeast 10 Avenue
CONTINENTAL INVESTMENTS & ASSOCIATES

This case was first heard on 4/21/11 to comply by 6/23/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,900 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$6,900 fine, which would continue to accrue until the property complied.

Case: CE11051293

2660 Northeast 37 Drive
SONAGLIA, CATHERINE S

This case was first heard on 7/21/11 to comply by 7/31/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,200 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$3,200 fine, which would continue to accrue until the property complied.

Case: CE11050654

819 Northwest 7 Terrace
LAJOIE INVESTMENT CORP

This case was first heard on 6/2/11 to comply by 7/21/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,150 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$6,150 fine, which would continue to accrue until the property complied.

Case: CE11040679

515 Northeast 15 Street
CHAVARRO, HENRY & DALILA

This case was first heard on 6/16/11 to comply by 7/21/11. 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.

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

Case: CE11052062

428 Northeast 17 WY
MELLETT, SCOTT L & MELLETT, PATRICIA J

This case was first heard on 7/21/11 to comply by 7/31/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$3,100 fine, which would continue to accrue until the property complied.

Case: CE11051369

1200 Northeast 3 Street
AURORE, JOSEPH & SABATINO, TANA J

This was a request to vacate the Final Order dated 7/21/11.

Ms. Flynn vacated the Final Order dated 7/21/11.

Case: CE11050006

1661 Northeast 54 Street
FRANK, WADE

This case was first heard on 7/21/11 to comply by 7/31/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$3,100 fine, which would continue to accrue until the property complied.

Case: CE11052101

5295 Northeast 20 Avenue
LOFGREN, MARIANNE EST

This case was first heard on 7/21/11 to comply by 7/31/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$3,100 fine, which would continue to accrue until the property complied.

Case: CE11021729

2301 N Atlantic Blvd
BANK OF AMERICA N A
C/O MICULITZKI, YANINA

This case was first heard on 4/7/11 to comply by 5/19/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$4,800 and the City was requesting imposition of a \$746 fine.

Ms. Flynn imposed a \$746 fine.

Case: CE11051668

1407 Northwest 15 Street
WHITE, LEON & PHILLIPS, PAULINE MAXINE

This case was first heard on 7/21/11 to comply by 7/31/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$3,100 fine, which would continue to accrue until the property complied.

Case: CE11052069

1604 Northwest 11 Court
SMITH, CHARLIE J

This case was first heard on 7/21/11 to comply by 7/31/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$3,100 fine, which would continue to accrue until the property complied.

Case: CE11050183

530 Northwest 9 Avenue
MEZA, PEDRO P

This case was first heard on 6/16/11 to comply by 7/21/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$22,550 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$22,550 fine, which would continue to accrue until the property complied.

Case: CE11050186

534 Northwest 9 Avenue
MEZA, PEDRO P

This case was first heard on 6/16/11 to comply by 7/21/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$22,550 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$22,550 fine, which would continue to accrue until the property complied.

Case: CE11050162

725 Northwest 4 Avenue
WORD, TONY JR

This case was first heard on 6/16/11 to comply by 7/21/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$18,450 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$18,450 fine, which would continue to accrue until the property complied.

Case: CE11042041

819 Northwest 3 Avenue
PIERRE, JEAN B & ABULAIN N &
PIERRE, JACQUELIN & MARIE GRACE

This case was first heard on 6/2/11 to comply by 7/21/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,250 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$10,250 fine, which would continue to accrue until the property complied.

Case: CE10080856

925 Northeast 17 Terrace
SCHULTZ, DONALD & MARYLYN

This was a request to vacate the Final Order dated 10/21/10 and the Order Imposing a fine dated 4/21/11.

Ms. Flynn vacated the Final Order dated 10/21/10 and the Order Imposing a fine dated 4/21/11.

Case: CE11042028

2740 Southwest 2 Street
O'CONNOR, SANDRA

This case was first heard on 6/2/11 to comply by 7/21/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$3,900 and the City was requesting imposition of a \$520 fine.

Ms. Flynn imposed a \$520 fine.

Case: CE11042025

2750 Southwest 2 Street
DIEUJUSTE, RENET

This case was first heard on 6/2/11 to comply by 7/21/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$12,300 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$12,300 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:

CE11080447	CE11070665	CE11071041	CE11030638
CE11031659	CE11032145	CE11041353	CE11051649
CE11071620	CE11062687	CE11071733	CE11071734
CE11070945	CE11062105	CE11071439	CE11071408
CE11071412	CE11071413	CE11071740	CE11071131
CE11061292	CE11070781	CE11070907	CE11070484
CE11071037	CE11062055	CE11062053	CE11072047
CE11080604	CE11080651	CE11080653	CE11080633
CE11080649	CE11062525	CE11062506	CE11062281
CE11061989	CE11072417	CE11080612	CE11072418
CE11080601	CE11072423	CE11080599	CE11072412
CE11080600	CE11080598	CE11080594	CE11080610
CE11080607	CE11080605	CE11080609	CE11080611
CE11072419	CE11072416	CE11072428	CE11072426
CE11080606			

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:

CE11080702 CE11080595

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:

CE11080160

There being no further business, the hearing was adjourned at **12:38 PM**.



Special Magistrate

ATTEST:



Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services