

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
MARK PURDY PRESIDING  
OCTOBER 20, 2011  
9:00 A.M. –11:49 A.M.**

**Staff Present:**

Sue Manning, Secretary, Special Magistrate  
Mary Allman, Secretary, Special Magistrate  
Brian McKelligett, Clerk of Special Magistrate – Supervisor  
John Heller, Chief Building Inspector  
Lori Grossfeld, Clerk III  
Ginger Wald, Assistant City Attorney  
Wanda Acquavella, Code Enforcement Officer  
Frank Arrigoni, Building Inspector  
Stephanie Bass, Code Enforcement Officer  
Mark Campbell, Code Enforcement Officer  
Andre Cross, Code Enforcement Officer  
Adam Feldman, Senior Code Enforcement Officer  
Ingrid Gottlieb, Senior Code Enforcement Officer  
Jorg Hruschka, Building Inspector  
Karl Lauridsen, Landscape Inspector  
Mary Rich, Code Enforcement Officer  
Mario Sotolongo, Code Enforcement Officer  
Ron Tetreault, Fire Inspections Officer  
Ursula Thime, Code Enforcement Officer  
Richard Thompson, Building Inspector  
Salvatore Viscusi, Code Enforcement Officer  
Aretha Wimberly, Code Enforcement Officer

**Respondents and Witnesses**

CE11052005: David Isbell, owner  
CE11060274: Donna Carli-Cirillo, owner's representative  
CE11061943: David Ide, owner  
CE10081326: Larry Ingram, owner  
CE11050259: Jerome Petrisko, owner  
CE11070040; CE11070778: Alfred Andesshi Inde, owner  
CE09060712: Thomas Tejada, owner; Steven Ray, contractor  
CE11070246: Phillip Ragsdale, owner  
CE11041727: Eugenie Saint Vil, owner; Edeline Theodore, owner's niece  
CE11091285: Dexter Coelho, owner  
CE10081709; CE10081705; CE10081710; CE10081708; CE10081707: Robert Lettman, tenant  
CE11070818: Randolph Hermit, owner

CE11042288: Henry Rodriguez, owner's representative  
CE10030613: Tyler Tuchow, owner  
CE11042397: Lane Birnbaum, owner  
CE11071999: William Cattenhead III, tenant; Rich Borowy, owner's representative  
CE10101882: Maureen Diaz, owner's representative  
CE11071974: Krista Englert, owner; Dan Klinger, owner's representative  
CE10110485: Timothy Neal, property manager  
CE

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: CE11070246**

1245 Northwest 1 Avenue  
RAGSDALE, PHILLIP SCOTTY

Certified mail sent to the owner was accepted on 10/3/11. Service was also via posting at City Hall on 10/6/11.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violations:  
9-276(c)(3)

THERE IS EVIDENCE OF TERMITES, INCLUDING  
CLEARLY VISIBLE AREAS OF EATEN WOOD AND SAWDUST.

9-280(b)

THERE IS A DOOR ON THE HOUSE THAT HAS DETERIORATED  
TO THE POINT OF NO LONGER BEING WEATHERPROOF AND  
WATER TIGHT AS REQUIRED, DUE TO TERMITES. THERE IS  
TERMITE EATEN AND ROTTED FASCIA BOARD AND WOOD  
PIECES ON THE STRUCTURE.

Officer Gottlieb said the owner was present to request time to comply.

Mr. Phillip Ragsdale, owner, said he had treated the termite problem himself. He said people from his church had promised to help him if he could get 30 days.

Officer Gottlieb presented photos of the property and the case file into evidence, and recommended ordering compliance within 91 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day, per violation would begin to accrue and ordered the respondent to reappear at that hearing.

**Case: CE09060712**

1225 Northwest 2 Street  
TEJADA, THOMAS

Request for extension

This case was first heard on 9/17/09 to comply by 3/18/10. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$1,650.

Mr. Steven Ray, contractor, said he had a contract with the owner to complete the work.

Mr. Thomas Tejada, owner, said the work would be done no later than the end of November.

Andre Cross, Code Enforcement Officer, recommended a 56-day extension.

Judge Purdy granted a 56-day extension during which time no fines would accrue.

**Case: CE11071999**

2719 Northeast 32 Avenue  
BOROWY, JAN

Service was via posting on the property on 9/26/11 and at City Hall on 10/6/11.

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

PAVING PERMIT 10030966 IS EXPIRED

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

Mr. Rich Borowy, the owner's representative, said the owner was out of town, and a resident manager was aware of the problem.

Mr. William Cattenhead III, tenant, said he was aware of the situation but did not know about the paving permit.

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: CE10030613**

2009 Northwest 21 Avenue  
TUCHOW, TYLER

This case was first heard on 5/20/10 to comply by 7/22/10. Violations and extensions were as noted in the agenda. The property was not complied and the City was

requesting imposition of a \$17,900 fine, which would continue to accrue until the property complied.

Sal Viscusi, Code Enforcement Officer, said the owner had problems with his insurance company.

Mr. Tyler Tuchow, owner, said he had been working with his attorney and his insurance company regarding a settlement. He estimated it would take \$15,000 to \$20,000 to remediate the property. Mr. Tuchow confirmed the property was not occupied and requested an extension.

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

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

<b><u>Case: CE10081705</u></b>	Request for extension
1805 Northwest 51 Place # 2	
ZELEY AVIATION	
C/O ROBERT LETTMAN	

These cases were 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 had accrued to \$3,250 per case.

Mr. Robert Lettman, tenant, said this was a row of aircraft hangars at the Fort Lauderdale Executive Airport. He said they had approval from the City to rebuild the hangars but now must receive permission from the FAA.

Ron Tetreault, Fire Inspector, recommended a 182-day extension. Mr. McKelligett suggested making the extension retroactive to 10/6/11 to wipe out the accrued fines.

Judge Purdy granted a 182-day extension to 4/19/12, retroactive to 10/6/11 for all five cases, during which time no fines would accrue.

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

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

**Case: CE10081709**

1805 Northwest 51 Place  
ZELEY AVIATION  
C/O ROBERT LETTMAN

Request for extension

**Case: CE10081710**

1805 Northwest 51 Place # 4  
ZELEY AVIATION  
C/O ROBERT LETTMAN

Request for extension

**Case: CE11042397**

2124 Southeast 19 Street  
BIRNBAUM, LANE

This case was first heard on 6/16/11 to comply by 7/7/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$1,300 and the City was requesting the full fine be imposed.

Mr. Lane Birnbaum, owner, reminded Judge Purdy that someone had stolen his water service and the City had turned off his water, burning out the pool pump.

Aretha Wimberly, Code Enforcement Officer, said the pool had been in good condition since the new tenants had moved in. She stated administrative costs were \$260.

Judge Purdy imposed a \$260 fine.

**Case: CE11070818**

1831 Northeast 53 Street  
HERMIT, RANDOLPH

This case was first heard on 9/1/11 to comply by 9/11/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,800 fine, which would continue to accrue until the property complied.

Mr. Randolph Hermit, owner, said he had been out of town for work and did not know what was going on.

Ursula Thime, Senior Code Enforcement Officer, said the owner had promised to comply the property in the next week. Mr. McKelligett recommended a 28-day extension.

Judge Purdy granted a 28-day extension during which time no fines would accrue.

**Case: CE10050259**

900 Northeast 26 Avenue  
SUNRISE INTRACOASTAL DENTAL CTR

This case was first heard on 6/7/10 to comply by 8/19/10. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$150,750 fine, which would continue to accrue until the property complied.

Dr. Jerome Petrisko, owner, stated this had been a "long, drawn-out insurance situation." He said the insurance company had stalled for almost four years and had finally settled in 2009. They were in the process of obtaining additional financing for finishing the office. He requested additional time to complete work.

Ron Tetreault, Fire Inspector, recommended a 105-day extension.

Judge Purdy granted a 105-day extension during which time no fines would accrue and ordered the respondent to reappear at that hearing.

**Case: CE11071974**

3136 Northwest 69 Street  
ENGLERT, KRISTA

Service was via posting on the property on 9/26/11 and at City Hall on 10/6/11.

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

WINDOW PERMIT 10040664 IS EXPIRED

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

Ms. Krista Englert, owner, said she had just purchased the house on July 7 and had no knowledge of permit issues.

Mr. Dan Klinger, the owner's representative, said he was the private lender on the property. He stated Ms. Englert and he had both obtained title insurance and no permitting issues had been disclosed to either of them.

Ms. Wald said the permit must be renewed, and the owner could do this.

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: CE11060274**

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

This case was first heard on 9/1/11 to comply by 9/15/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property complied.

Mark Campbell, Code Enforcement Officer, said the property had recently changed hands and the property was in compliance. He recommended no fine be imposed.

Ms. Donna Carli-Cirillo, the owner's representative, was present.

Judge Purdy imposed no fine.

**Case: CE11042288**

1919 Northwest 19 Street # 203  
SPG PARKWAY LLC  
C/O ONE TOWER BRIDGE

This case was first heard on 6/2/11 to comply by 9/1/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$14,400 fine, which would continue to accrue until the property complied.

Mr. Henry Rodriguez, the owner's representative, requested an extension to see how the tenant was addressing the violations.

Ron Tetreault, Fire Inspector, recommended a 105-day extension.

Judge Purdy granted a 105-day extension during which time no fines would 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 and extensions were as noted in the agenda. The property was complied, fines had accrued to \$1,225 and the City was requesting the full fine be imposed.

Frank Arrigoni, Building Inspector, recommended reducing the fine to \$650.

Judge Purdy imposed a \$260 fine.

**Case: CE11061943**

741 Northwest 3 Avenue  
IDE, DAVID

This case was first heard on 7/21/11 to comply by 8/18/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$3,000 and the City was requesting a \$520 fine be imposed.

Mr. David Ide, owner, said he had pulled the permit.

Judge Purdy imposed a \$520 fine.

**Case: CE11041727**

Request for extension

1534 Northwest 8 Avenue  
SAINT VIL, EUGENIE  
JOSEPH, PHILOMENE

This case was first heard on 8/4/11 to comply by 10/6/11. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$325.

Ms. Edeline Theodore, the owner's niece, explained her aunt had financial issues. She was looking into a reduction of the fees.

Ingrid Gottlieb, Senior Code Enforcement Officer, asked how long it would take and Ms. Theodore requested three months to come up with the money to hire a contractor.

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

**Case: CE11091285**

1544 Northwest 9 Avenue  
COELHO, DEXTER E

Service was via posting on the property on 10/4/11 and at City Hall on 10/6/11.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violation:  
47-34.1.A.1.

THIS RESIDENTIAL RDS-15 ZONED PROPERTY IS BEING USED FOR THE DISPLAY AND SALE OF VEHICLES, ON A CONTINUAL BASIS. THIS IS A RECURRING VIOLATION OF PREVIOUS CASES CE11071214 AND CE11061418. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE, EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING.



Officer Gottlieb said the tenant kept bringing vehicles onto the property to sell them. She had contacted the owner regarding this, and noted the property was currently complied. She requested a finding of fact that the violation had existed as cited to prevent it from happening again.

Mr. Dexter Coelho, owner, said he had spoken with the tenant regarding this.

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

Judge Purdy found the violation had existed as cited.

**Case: CE11070040**

1006 Southwest 22 Street  
INDE, ALFRED A

Service was via posting on the property on 9/24/11 and at City Hall on 10/6/11.

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

THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS  
SCATTERED ALL AROUND THE PROPERTY AND SWALE AREA,  
INCLUDING BUT NOT LIMITED TO PILES METAL AND WOOD,  
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 \$25 per day.

Mr. Alfred Andesshi Inde, owner, said he was unemployed and could not afford to pay to get the water connected to the property.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day would begin to accrue.

**Case: CE11070778**

1006 Southwest 22 Street  
INDE, ALFRED A

Service was via posting on the property on 9/24/11 and at City Hall on 10/6/11.

Mark Campbell, Code Enforcement Officer, testified to the following violation:  
9-279(f)

THERE IS NO WATER SERVICE TO THIS OCCUPIED  
PROPERTY.

Officer Campbell 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.

Mr. Alfred Andesshi Inde, owner, said he was unemployed and could not afford to pay to get the water connected to the property.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day would begin to accrue.

**Case: CE11052005**

361 Carolina Avenue  
ISELL, DAVID & BOEGLI, CYNTHIA

This case was first heard on 8/18/11 to comply by 9/15/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$850 fine, which would continue to accrue until the property complied.

Mr. David Isbell, owner, described efforts he had made to get the situation resolved.

Frank Arrigoni, Building Inspector, explained that the work must be exposed to undergo inspection and the owner must hire a contractor.

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

**Case: CE11091214**

2832 Northeast 35 Street  
PRESERVATION LAND TR  
NOVOA, ELIZABETH TRSTEE ETAL

Service was via posting on the property on 10/4/11 and at City Hall on 10/6/11.

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

THE YARD AND ADJACENT SWALE HAVE BECOME OVERGROWN  
ON THIS VACANT PROPERTY. THIS VIOLATION HAS BEEN  
CITED PREVIOUSLY AND HAS RECURRED. SEE CASES  
CE10101531 AND CASE CE11031363. DUE TO THE  
RECURRENT NATURE OF THIS VIOLATION, THIS CASE WILL  
BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER IT  
IS FOUND IN COMPLIANCE PRIOR TO THE HEARING OR NOT.

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

Judge Purdy found the violation had existed as cited.

**Case: CE09040224**

2700 Davie Blvd  
LA SEGUNDA REALTY CORP

Certified mail sent to the owner was accepted on 10/1/11 and certified mail sent to the registered agent was accepted on 9/30/11.

Karl Lauridsen, Landscape Inspector, testified to the following violations:  
47-21.12.A.7.

FAILURE TO PROVIDE EQUIVALENT REPLACEMENT AS APPROVED BY  
THE LANDSCAPE DEPARTMENT.

47-21.4

PERMIT REQUIRED FOR INSTALLATION OF SITE CODE LANDSCAPE.

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

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

**Case: CE11090285**

3317 Northeast 15 Street  
TANTIKIJ, TARN

Service was via posting on the property on 9/29/11 and at City Hall on 10/6/11.

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

THERE IS ACCUMULATION OF YARD DEBRIS AND  
OVERGROWTH OF GRASS AND WEEDS ON THE PROPERTY.

Officer Sotolongo 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.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day, would begin to accrue.

**Case: CE11082661**

3437 Riverland Road  
PIKE, STEVEN J

Service was via posting on the property on 9/29/11 and at City Hall on 10/6/11.

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

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

Officer Acquavella 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.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day would begin to accrue.

**Case: CE11090281**

2613 Marathon Ln  
JOMSKY, LEONARD & JOMSKY, LYCHELLE

Certified mail sent to the owner was accepted on 10/6/11. Service was also via posting at City Hall on 10/6/11.

Service was via posting on the property on 10/4/11 and at City Hall on 10/6/11.

Wanda Acquavella, Code Enforcement Officer, testified to the following violation:  
18-11(b)

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

Officer Acquavella 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 would begin to accrue.

**Case: CE11070852**

1601 Southwest 28 Terrace  
LINGAN, LUIS ESTEBAN & ANA DE

Certified mail sent to the owner was accepted on 9/30/11. Service was also via posting at City Hall on 10/6/11.

Wanda Acquavella, Code Enforcement Officer, testified to the following violation:  
BCZ 39-275(6)(b)

THERE IS OUTDOOR STORAGE ON THIS PROPERTY  
INCLUDING BUT NOT LIMITED TO OLD FURNITURE,  
APPLIANCES, PLYWOOD AND OTHER CONSTRUCTION  
MATERIALS, TOOLS, PLASTIC CRATES AND OTHER ITEMS  
COVERED WITH PLASTIC.

Officer Acquavella presented photos of the property and the case file into evidence, and recommended ordering compliance within 21 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day would begin to accrue.

**Case: CE10071090**

1008 Northeast 17 Court  
CHRISTOPHER, CHARLES W JR &  
CHRISTOPHER, SYDNEY D

Service was via posting on the property on 9/29/11 and at City Hall on 10/6/11.

Jorg Hruschka, Building Inspector, testified to the following violation:  
FBC(2007) 105.10.3.1

THERE IS ONE EXPIRED PERMIT AND THE WORK WAS COMPLETED. T PERMIT HAS BECOME NULL AND VOID WITHOUT PASSING THE REQUIRED INSPECTIONS.  
PERMIT 09011616 TO INSTALL WOOD FENCE 6 FEET X 151 FEET WITH 6 FEET X 43INCH GATE.

Withdrawn:

FBC(2007) 109.3 A.21.

Inspector Hruschka 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: CE10081534**

2817 N Atlantic Blvd  
STORMS, CAROL & STORMS, NORMA M

Service was via posting on the property on 9/29/11 and at City Hall on 10/6/11.

Jorg Hruschka, Building Inspector, testified to the following violation:  
FBC(2007) 105.10.3.1

THERE ARE FIVE PERMITS THAT HAVE NOT PASSED FINAL INSPECTIONS, HAVE EXPIRED AND ARE NOW NULL AND VOID:

- 1) PERMIT #08031895(MASTER PERMIT) FOR INTERIOR REMODEL WORK, 2) PERMIT #09081503 ON/OFF SITE PAVING,
- 3) PERMIT #09081502 NON-IMPACT WINDOWS
- 4) PERMIT #09081501 FOR SHUTTERS.

5) PERMIT #08040414 TO REPLACE PLUBING FIXTURES

Inspector Hruschka 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: CE11081509**

349 E DAYTON CIR  
ERSKIN, DOREEN & ERSKIN, SILVY

Service was via posting on the property on 9/24/11 and at City Hall on 10/6/11.

Stephanie Bass, Code Enforcement Officer, testified to the following violation:

47-39.A.1.b.(7)(a)

THERE IS A BLACK COMMERCIAL VEHICLE BEING STORED  
ON THE PROPERTY ZONED RESIDENTIAL.

Officer Bass 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 would begin to accrue.

**Case: CE11090238**

2051 Northwest 27 Ln  
DE LA TORRE, ANDRES

Service was via posting on the property on 9/22/11 and at City Hall on 10/6/11.

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

18-12(a)

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

Officer Viscusi 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.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day would begin to accrue.

**Case: CE11090456**

6140 Northwest 34 Terrace  
JAMILA, SIDNEY C & JOHNSON, BRAND G

Service was via posting on the property on 9/29/11 and at City Hall on 10/6/11.

Mary Rich, Code Enforcement Officer, testified to the following violation:  
18-1.

THE POND 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.

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

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

**Case: CE11081981**

1105 Northeast 5 Terrace  
RENARD, GOLIATH & RENARD, MARTINE

Service was via posting on the property on 9/28/11 and at City Hall on 10/6/11.

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

THERE IS TRASH, RUBBISH & DEBRIS SCATTERED ABOUT  
THE PROPERTY INCLUDING BUT, NOT LIMITED TO OLD  
FURNITURE AND MISCELLANEOUS ITEMS. THE PROPERTY  
HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

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.

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

**Case: CE11081906**

1105 Northeast 5 Terrace  
RENARD, GOLIATH & RENARD, MARTINE

Service was via posting on the property on 9/28/11 and at City Hall on 10/6/11.

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

- 9-279(g) THE WALL A/C UNIT IS IN DISREPAIR WHERE AS IT DOES NOT TURN ON OR OFF IN APT 1.
- 9-279(i) THE STOVE IN APT 1 IS IN DISREPAIR WHERE AS THE BURNERS ARE NOT WORKING.
- 9-280(f) THE SHOWER HEAD IN APT 1 IS MISSING AND THERE IS A CONSTANT WATER FLOW THAT CAN'T SHUT OFF, ALSO THE HOT WATER HEATER IS LEAKING CAUSING APT 1 TO FLOOD.
- 9-280(g) THE KITCHEN LIGHT IN APT 1 DOES NOT HAVE BULBS, NOR DOES IT HAVE THE GLOBE COVERING AND THE WIRES ARE EXPOSED.
- 9-306 THERE ARE AREAS OF FADED AND MILDEW STAINED PAINT ON THE BUILDING AND FASCIA BOARD.

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

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation would begin to accrue.

**Case: CE10071790**  
2220 Southwest 14 Street  
MESTRE, JESUS R SR

Service was via posting on the property on 9/30/11 and at City Hall on 10/6/11.

Frank Arrigoni, Building Inspector, testified to the following violation:  
FBC(2007) 105.10.3.1  
EXPIRED FENCE PERMITS #09051397 & 03020436

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: CE11071811**

1336 Northwest 7 Terrace  
COMMUNITY 8 PROPERTIES LLC

Service was via posting on the property on 9/30/11 and at City Hall on 10/6/11.

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

REROOF PERMIT 06060699 IS EXPIRED

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: CE11071855**

2748 Northeast 35 Street  
BUSBY, LEAH & MORALES, JORGE

Service was via posting on the property on 9/26/11 and at City Hall on 10/6/11.

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

PAVING PERMIT 10081776 IS EXPIRED

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: CE11071949**

2709 Northwest 20 Street  
MCCUTCHEN, LOUIS N

Service was via posting on the property on 9/30/11 and at City Hall on 10/6/11.

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

THE FOLLOWING PERMITS ARE EXPIRED  
08051344 REROOF  
10042110 FENCE

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: CE11072002**

1147 Northwest 2 Avenue  
MATAYA, BRANDO & SANDERS, JOHN

Service was via posting on the property on 9/30/11 and at City Hall on 10/6/11.

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

FENCE PERMIT 10030730 IS EXPIRED

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: CE11072212**

1420 Northwest 9 Avenue  
PATTON, MATTHEW L & PATTON, CRYSTAL

Service was via posting on the property on 9/30/11 and at City Hall on 10/6/11.

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

REROOF PERMIT 09120976 HAS EXPIRED

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: CE11072353**

1400 Northeast 56 Street # 306  
ISLES AT CORAL RIDGE DEVELOPMENT

Service was via posting on the property on 9/26/11 and at City Hall on 10/6/11.

Frank Arrigoni, Building Inspector, testified to the following violation:

FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS HAVE EXPIRED

09060813 ALTERATION

09060815 PLUMBING

09060814 ELECTRICAL

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: CE11091318**

1429 Southwest 9 Street # 07

COUNTRYWIDE HOME LOANS INC

Certified mail sent to the owner was accepted on 10/5/11 and certified mail sent to the registered agent was accepted on 10/4/11.

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.

Inspector Tetreault recommended ordering compliance within 28 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day would begin to accrue.

**Case: CE11092280**

5311 Northeast 18 Avenue

NECAISE, JOHN B

Service was via posting on the property on 10/4/11 and at City Hall on 10/6/11.

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 1:13.6.1.2

FL Admin Code 69A-60.0081

Inspector Tetreault recommended ordering compliance within 28 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day would begin to accrue.

**Case: CE11092304**

2237 North Ocean Boulevard  
CONEXANU INC

Certified mail sent to the owner was accepted on 10/4/11. Service was also via posting at City Hall on 10/6/11.

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.

Inspector Tetreault recommended ordering compliance within 91 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$250 per day would begin to accrue.

The following four cases at the same address were heard together:

**Case: CE11092307**

712 Southwest 14 Avenue # 1  
STASIO, PAUL J

Certified mail sent to the owner was accepted on 10/6/11.

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.

Inspector Tetreault recommended ordering compliance within 28 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day would begin to accrue.

**Case: CE11092309**

712 Southwest 14 Avenue # 2  
SILVER, MARK STEVEN

Service was via posting on the property on 10/4/11 and at City Hall on 10/6/11.

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.

Inspector Tetreault recommended ordering compliance within 28 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day would begin to accrue.

**Case: CE11092310**

712 Southwest 14 Avenue # 3  
WALKER, LINDSAY

Certified mail sent to the owner was accepted on 10/5/11.

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.

Inspector Tetreault recommended ordering compliance within 28 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day would begin to accrue.

**Case: CE11092311**

712 Southwest 14 Avenue # 4  
ALLEN, MATTHEW F

Certified mail sent to the owner was accepted on 10/11/11. Service was also via posting at City Hall on 10/6/11.

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.

Inspector Tetreault recommended ordering compliance within 28 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day would begin to accrue.

**Case: CE11060603**

1716 Northwest 15 Court  
SIBBLIE, BEATRICE

This case was first heard on 8/4/11 to comply by 8/5/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$500 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$500 fine.

**Case: CE11071077**

6150 Northwest 34 Way  
BERENYI, JUDITH G

This case was first heard on 9/1/11 to comply by 9/11/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,800 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$3,800 fine, which would continue to accrue until the property complied.

**Case: CE11061883**

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

This case was first heard on 9/1/11 to comply by 9/11/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,800 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$3,800 fine, which would continue to accrue until the property complied.

**Case: CE11020099**

4825 Northeast 19 Avenue  
OSBORNE, HAROLD J

This case was first heard on 8/18/11 to comply by 9/15/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$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: CE11042260**

5280 Northeast 19 Avenue  
MILLER, ROBERT

This case was first heard on 8/18/11 to comply by 9/15/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$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: CE10071189**

2000 S Federal Highway  
WATERPLAY II INC

This case was first heard on 8/18/11 to comply by 9/15/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$700 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$700 fine.

**Case: CE11042335**

1142 Alabama Avenue  
LOCKHART, BARRY & MARYANN

This case was first heard on 8/18/11 to comply by 9/15/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$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: CE10110485**

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

This case was first heard on 12/2/10 to comply by 6/2/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$5,850 and the City was requesting a \$520 fine be imposed.

Judge Purdy imposed a \$520 fine.

**Case: CE11051888**

2052 Southwest 28 Avenue  
DAVE AND SAM LLC II

This case was first heard on 8/18/11 to comply by 9/15/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$450 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$450 fine.

**Case: CE11042345**

809 Northwest 15 Avenue  
MIXON, HELEN D & MIXON, MYLENA

This case was first heard on 8/4/11 to comply by 9/15/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$150 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE11042364**

4750 Northwest 15 Avenue  
FIRST INDUSTRIAL L P

This case was first heard on 8/18/11 to comply by 9/15/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$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: CE11042367**

743 Northeast 17 Court  
LAVENDER, JOEL & LAVENDER, ILEANA

This case was first heard on 8/18/11 to comply by 9/15/11. 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: CE11042381**

100 Bay Colony Ln  
LEVIN, GEORGE G & GAYLA SUE

This case was first heard on 8/18/11 to comply by 9/15/11. 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: CE11052402**

744 Northeast 16 Avenue  
RIFKIN, DORI

This case was first heard on 9/1/11 to comply by 9/15/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,550 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$2,550 fine, which would continue to accrue until the property complied.

**Case: CE11060340**

1728 Laud Manors Drive  
THOMPSON, ALBERT & WINSOME

This case was first heard on 8/4/11 to comply by 9/8/11. 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: CE11060550**

5420 Northeast 22 Terrace  
LONGVIEW HOUSE LLC

This case was first heard on 7/21/11 to comply by 8/18/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$15,500 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$15,500 fine, which would continue to accrue until the property complied.

**Case: CE11060742**

2091 Southwest 36 Terrace  
SWEATT, JAMES D & TAMMY M

This case was first heard on 9/1/11 to comply by 9/11/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,800 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$3,800 fine, which would continue to accrue until the property complied.

**Case: CE11060743**

736 Northwest 19 Terrace  
ARNOLD, JAMES W & GORDON, CLINT

This case was first heard on 8/18/11 to comply by 9/15/11. 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: CE11061944**

844 Northwest 10 Terrace # 2  
MAKHOUL, GEORGE

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 the City was requesting imposition of a \$14,400 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$14,400 fine, which would continue to accrue until the property complied.

**Case: CE11070927**

3330 Auburn Blvd  
SAUNDERS, SYLBERT GEORGE & SAUNDERS

This case was first heard on 9/1/11 to comply by 9/11/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$500 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$500 fine.

**Case: CE11071147**

610 Carolina Avenue  
RICHARDS, MARIA

This case was first heard on 9/1/11 to comply by 9/11/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$750 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$750 fine.

**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:

CE11081232	CE11062587	CE11081604	CE11080503
CE11090041	CE09010998	CE11081660	CE11081794
CE11090458	CE11082297	CE11062560	CE11080384
CE11072462	CE11072161	CE11082790	CE11082680
CE11081423	CE11082053	CE11082313	CE11082716
CE11082828	CE11080951	CE11082845	CE11081507
CE11090357	CE11071294	CE11071836	CE11071845
CE11071863	CE11071922	CE11071942	CE11072010
CE11072154	CE11072165	CE11072180	CE11072201
CE11072262	CE11072334	CE11091312	CE11091314
CE11091316	CE11091320	CE11091321	CE11091322
CE11091324	CE11091325	CE11092292	CE11091326
CE11092298	CE11092301	CE11092300	CE11092303
CE11092306			

**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:

CE10081326

CE11091264

CE11022211

CE09100254

**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:

CE11082847

There being no further business, the hearing was adjourned at **11:49 AM**.

  
SPECIAL MAGISTRATE

ATTEST:

  
Clerk, Special Magistrate

Minutes prepared by: J. Opperee, Prototype Services