

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
ROSE-ANN FLYNN PRESIDING  
NOVEMBER 3, 2011  
9:00 A.M. – 9:51 A.M.**

**Staff Present:**

Sue Manning, Secretary, Special Magistrate  
Mary Allman, Secretary, Special Magistrate  
Dee Paris, Administrative Aide  
John Heller, Chief Building Inspector  
John Gossman, Code Enforcement Supervisor  
Terry Burgess, Acting Building Director  
Lori Grossfeld, Clerk III  
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  
Todd Hull, Code Enforcement Officer  
Wilson Quintero, Code Enforcement Officer  
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**

CE11061808; CE11061809: Pamela Adams, director  
CE11080186: Albert Sistrat, owner  
CE11040358: Patrick Ruff, owner's representative  
CE11100677: Vernon Austin, trustee  
CE11072341: Richard Guerette, owner  
CE11080264: Jai Motwani, owner  
CE11081863: Dev Motwani, managing partner  
CE11060182; CE11060712: Jean-Pierre DaSilva, engineer; Kenneth Leb, consultant

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: CE11040358**

Request for extension

1915 Southwest 21 Avenue  
FORT LAUDERDALE BOATCLUB LTD

This case was first heard on 6/16/11 to comply by 8/18/11. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$3,500.

Richard Thompson, Building Inspector, stated Inspector Stevens had agreed to a 91-day extension.

Mr. Patrick Ruff, the owner's representative, agreed to the 91-day extension.

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

**Case: CE11100677**

2135 Davie Blvd  
FORT LAUDERDALE FRATERNAL ORDER EAGLES AERIE 3140

Certified mail was accepted on 10/15/11.

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 BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL  
NOTICE SENT TO YOU.

Inspector Thompson presented photos of the property and the case file into evidence, and recommended ordering compliance within 28 days or a fine of \$250 per day.

Vernon Austin, trustee, agreed to comply within 28 days.

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

**Case: CE11080186**

1700 Northwest 6 Avenue

SISTRAT, ALBERT

Service was via posting on the property on 10/13/11 and at City Hall on 10/20/11.

Frank Arrigoni, Building Inspector, testified to the following violation:  
FBC(2007) 105.10.3.1  
REROOF PERMIT 09051328 IS EXPIRED.

Inspector Arrigoni presented photos of the property and the case file into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day.

Albert Sistrat, owner, requested more than 28 days.

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: CE11061808** Request for extension  
100 Northwest 14 Avenue  
FORT LAUDERDALE COMMUNITY DEVELOPMENT CORPORATION

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 \$6,750.

Richard Thompson, Building Inspector, said the City had agreed to a 119-day extension.

Pamela Adams, Director, agreed to the extension.

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

**Case: CE11061809** Request for extension  
1215 Northwest 1 Street  
FORT LAUDERDALE COMMUNITY DEVELOPMENT CORPORATION

This case was first heard on 8/4/11 to comply by 11/3/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 11/4/11.

Richard Thompson, Building Inspector, said the City had agreed to a 119-day extension.

Pamela Adams, Director, agreed to the extension.

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

**Case: CE11081863**

2900 Riomar St  
TIFFANY HOUSE LLC

This case was first heard on 9/15/11 to comply by 10/20/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$2,750 and the City was requesting no fine be imposed.

Dev Motwani, managing partner, waived his right to notice of a Massey hearing so they could address the fines.

Richard Thompson, Building Inspector, confirmed the property was complied, and said the City was recommending no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE11080264**

2201 North Ocean Boulevard  
HOTEL MOTEL INC

Certified mail sent to the owner was accepted on 10/14/11 and certified mail sent to the registered agent was accepted on 10/14/11.

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

THE FOLLOWING PERMITS ARE EXPIRED:  
09020780 WINDOWS  
09030163 SHUTTERS

Inspector Arrigoni presented photos of the property and the case file into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day.

Jai Motwani, owner, requested 56 days. He said the permits had been pulled by a prior contractor, who refused to provide him with information to allow a change of contractor unless Mr. Motwani paid him \$20,000 that was owed by the prior owner.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$25 per day would begin to accrue.

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

**Case: CE11060182**

4040 Galt Ocean Drive  
OCEAN MANOR CONDO ASSOC

Request for extension

This case was first heard on 9/1/11 to comply by 10/20/11. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$325.

Jean-Pierre DaSilva, engineer, said he had reopened 90% of the permits. He requested an additional 90 days.

Frank Arrigoni, Building Inspector, said the permits just needed to be re-issued to comply the violations.

Ms. Flynn granted a 28-day extension during which time no fines would accrue.

**Case: CE11060712** Request for extension  
4040 Galt Ocean Drive # 1105  
TALERICO, FRANK

This case was first heard on 9/1/11 to comply by 10/20/11. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$325.

Ms. Flynn granted a 28-day extension during which time no fines would accrue.

**Case: CE11091374**  
1517 Southwest 30 Terrace  
VANDERPLATE, JAKE

Service was via posting on the property on 10/17/11 and at City Hall on 10/20/11.

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.

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

**Case: CE11072341**  
2137 Northeast 63 Court  
DESMOND, TIMOTHY H/E GUERETTE, RICHARD

Certified mail sent to the owner was accepted on 10/15/11.

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

FENCE PERMIT 09070145 IS EXPIRED.

Inspector Arrigoni presented photos of the property and the case file into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day.

Richard Guerette, owner, apologized, and explained he had neglected to call the inspector to perform final inspection. Inspector Arrigoni explained that Mr. Guerette just needed 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: CE11090095**

2541 Northeast 22 Terrace  
TOMKINS, LEIGHTON R JR & DEBRA J

Service was via posting on the property on 10/17/11 and at City Hall on 10/20/11.

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

THIS OCCUPIED PROPERTY HAS BECOME OVERGROWN. THE LANDSCAPE IS NOT MAINTAINED. THERE IS RUBBISH, TRASH, AND DEBRIS ACCUMULATED ON THE YARD INCLUDING, BUT NOT LIMITED TO, TIRES, PILES OF YARD DEBRIS, DEAD PALM FRONDS, BOXES, ETC.

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.

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

**Case: CE11061306**

1500 Southwest 17 Street  
POINT BREEZE HOLDINGS LLC

Certified mail sent to registered agent was accepted on 10/14/11.

Mark Campbell, Code Enforcement Officer, testified to the following violation:  
8-91.(c)

MOORING STRUCTURE/SEAWALL IN DISREPAIR. STRUCTURE FALLING INTO WATER IN SEVERAL LOCATIONS.

Withdrawn:

8-91.(b)

Officer Campbell presented photos of the property and the case file into evidence, and recommended ordering compliance within 42 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

**Case: CE11090404**

2249 Southwest 15 Court  
WILLIAMS, DAVID T

Certified mail sent to the owner was accepted 10/15/11.

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

THE POOL ON THIS VACANT PROPERTY HAS GREEN, STAGNANT WATER WHICH IS, OR MAY REASONABLY BECOME, INFESTED WITH MOSQUITOES AND IS ENDANGERING THE PUBLIC HEALTH, SAFETY AND WELFARE.

Officer Campbell 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: CE11080591**

2621 Northwest 18 Court  
COOKIES & CRACKERS CORP

Certified mail sent to the owner was accepted on 10/14/11 and certified mail sent to the registered agent was accepted on 10/14/11.

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

THERE IS OVERGROWTH, TRASH, AND DEBRIS ON THE PROPERTY AND SWALE OF THIS RENTAL HOUSE.

Officer Gottlieb 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.

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

**Case: CE11090564**

805 Southeast 6 Court

DEUTSCHE BANK NATL TR CO TRSTEE

Certified mail sent to the owner was accepted on 10/17/11.

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

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

Officer Hull 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: CE11091590**

5280 Northeast 19 Avenue  
MILLER, ROBERT

Service was via posting on the property on 10/17/11 and at City Hall on 10/20/11.

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

THERE IS GRASS/PLANT/WEED OVERGROWTH AND LANDSCAPE DEBRIS ON PROPERTY.

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

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

**Case: CE11091290**

315 N Birch Road  
315 BIRCH LP

Service was via posting on the property on 10/18/11 and at City Hall on 10/20/11.

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

THERE IS 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 \$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: CE11091289**

325 N Birch Road  
315 BIRCH LP

Service was via posting on the property on 10/18/11 and at City Hall on 10/20/11.

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

THERE IS 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 \$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: CE11091440**

221 Southwest 29 Avenue  
BASHAM, DEBORA K

Certified mail sent to the owner was accepted.

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: CE11091139**

3770 Southwest 6 Street  
TRENT, THOMAS M

Service was via posting on the property on 10/14/11 and at City Hall on 10/20/11.

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

THE POOL AT THIS VACANT PROPERTY IS FILLED WITH GREEN, STAGNANT WATER. THE POOL IN THIS CONDITION ENDANGERS THE HEALTH, SAFETY, AND WELFARE OF THE NEIGHBORING PROPERTIES.

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.

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: CE11082448**

1210 Northwest 2 Street  
BANK OF NEW YORK MELLON

Certified mail sent to the owner was accepted on 10/18/11.

Andre Cross, Code Enforcement Officer, testified to the following violation:  
9-306

THERE IS FADED AND MILDEW-STAINED PAINT ON THE BUILDING.

Officer Cross 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.

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

**Case: CE11082232**

1700 Northwest 5 Street  
HERTZ, BRAD

Certified mail sent to the owner was accepted on 10/22/11.

Andre Cross, Code Enforcement Officer, testified to the following violations:  
9-276(c)(3)

THE INTERIOR IS INFESTED WITH ROACHES.

9-279(i)

THE STOVE IS IN DISREPAIR WHEREAS THE BURNERS ARE NOT WORKING.

9-280(f)

THE HOT WATER HEATER IS IN DISREPAIR WHEREAS THE PROPERTY HAS NO HOT WATER. ALSO, THERE IS RAW SEWAGE BACKING UP IN THE TOILET AND THE SIDE YARD.

9-308(a)

THERE IS A ROOF LEAK IN THE FRONT BEDROOM THAT HAS CAUSED A HOLE IN THE CEILING.

Officer Cross 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 each or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE11080758**

408 Northeast 2 Avenue  
LAS OLAS PROPERTIES INC

Certified mail sent to the owner was accepted on 10/14/11 and certified mail sent to the registered agent was accepted on 10/14/11.

Aretha Wimberly, Code Enforcement Officer, testified to the following violation:

9-280(b)

WINDOWS, DOORS, AND EXTERIOR WALLS & FASCIA BOARDS ARE NOT IN GOOD REPAIR. THE REAR BUILDING BELIEVED TO BE A RESIDENTIAL RENTAL HAS A LARGE SECTION BOARDED THAT IS BELIEVED TO BE A WINDOW OPENING. THE SIDE DOOR FOR UNIT 1 IS DECAYING AND AREA BENEATH DOOR HAS OPENING PREVENTING THE DOOR FROM BEING WATER AND/OR WEATHER TIGHT. THE SIDE DOOR FOR UNIT 2 HAD DECAYING WOOD AND A HOLE IN THE AREA BENEATH THE DOOR PREVENTING THE DOOR FROM BEING WATER AND/OR WEATHER TIGHT. THERE ARE MULTIPLE WINDOW FRAMES AND/OR OPENINGS ON THE PROPERTY THAT ARE NOT IN GOOD REPAIR.

Officer Wimberly presented photos of the property and the case file into evidence, and recommended ordering compliance within 77 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 77 days or a fine of \$25 per day would begin to accrue.

**Case: CE11100665**

512 Southeast 32 Street  
EVERGLADES ENTERPRISES USA INC

Certified mail sent to the registered agent was accepted on 10/17/11.

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 BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case: CE11100666**

545 E Campus Cir  
SOUTHEASTERN CONFERENCE ASSN  
OF SEVENTH DAY ADVENTISTS INC

Certified mail sent to the director was accepted on 10/20/11 and certified mail sent to the registered agent was accepted on 10/17/11.

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 BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case: CE11100667**

711 Northwest 7 Avenue  
CURRIER, HAROLD LAWRENCE

Certified mail sent to the owner was accepted on 10/17/11.

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 BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL  
NOTICE SENT TO YOU.

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

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

**Case: CE11072327**

204 Northwest 17 Court  
KEYSTONE HALLS INC

Certified mail sent to the owner was accepted on 10/17/11.

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

THE FOLLOWING REROOF PERMITS HAVE EXPIRED:  
09080140 BUILDING  
07120471 BUILDING

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: CE11080532**

208 Northwest 16 Street  
FLOREAL, MARIE G

Certified mail sent to the owner was accepted on 10/14/11.

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

THE FOLLOWING PERMITS ARE EXPIRED:  
08070949 BUILDING (ADDITION)  
06010673 REROOF

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: CE11072356**

1544 Northeast 3 Avenue  
DRAGOSLAVIC, GORAN

Certified mail sent to the owner was accepted on 10/14/11.

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

WINDOW/DOOR PERMIT 09060157 IS 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: CE11080243**

1733 Northwest 18 Street  
1733 Northwest 18 Street TR  
C/O BARBARA WING

Service was via posting on the property on 10/13/11 and at City Hall on 10/20/11.

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

THE FOLLOWING PERMITS ARE EXPIRED:  
09040065 BUILDING (ALTERATION)  
09040068 PLUMBING  
09040070 ELECTRICAL  
09040071 MECHANICAL (NEW A/C)

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: CE11080474**

2001 Northwest 26 Avenue  
JONES, ENOCH & MAYBELLE

Service was via posting on the property on 10/13/11 and at City Hall on 10/20/11.

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

THE FOLLOWING PERMITS ARE EXPIRED:  
08100443 BUILDING (ALTERATION)  
08100444 ELECTRICAL  
08120016 PLUMBING

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: CE11072331**

2310 Northwest 11 Street  
RAMOS, JOSE JULIO & LANDRIAN, KASANDRA

Service was via posting on the property on 10/13/11 and at City Hall on 10/20/11.

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

REROOF PERMIT 09071842 IS 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: CE11072195**

2904 N ATLANTIC BLVD  
JOHNSON, MARTY & THERESA H  
AROMA BATES

Certified mail sent to the owner was accepted on 10/17/11.

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

FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS ARE EXPIRED:  
10020208 BUILDING DEMO  
10020220 PLUMBING  
10020221 ELECTRICAL

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: CE11072222**

3038 North Federal Highway # C  
EDBROD PROPERTIES LLC

Service was via posting on the property on 10/13/11 and at City Hall on 10/20/11.

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

FBC(2007) 105.10.3.1

THE FOLLOWING SIGN PERMITS HAVE EXPIRED:  
09111553 BUILDING  
09111556 ELECTRICAL

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: CE11020991**

2770 Southwest 2 Street  
SHORTER, ARLESTER JAMES II

This case was first heard on 5/19/11 to comply by 6/30/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$3,100 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$3,100 fine.

**Case: CE11080145**

1206 Northwest 11 Place  
PREVAIL PROPERTIES INC



This case was first heard on 8/15/11 to comply by 9/29/11. 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.

Ms. Flynn imposed the \$1,700 fine, which would continue to accrue until the property was complied.

**Case: CE11071230**

1412 Northeast 57 Court  
GOOD SAMARITAN HOSPITAL

This case was first heard on 9/15/11 to comply by 9/25/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$100 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE11061706**

977 Northwest 17 Avenue  
NATIONAL CHURCH OF GOD INC

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 complied, fines had accrued to \$9,000 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE11070740**

2319 Northeast 35 Drive  
TYLINSKI, ALBA G

This case was first heard on 9/15/11 to comply by 9/25/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$100 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$100 fine.

**Case: CE11060234**

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

This case was first heard on 9/1/11 to comply by 9/22/11. 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.

Ms. Flynn imposed the \$4,100 fine, which would continue to accrue until the property was complied.

**Case: CE10051325**

3115 Southwest 2 Avenue  
SLOMAN, HOWARD S JR

This case was first heard on 12/16/10 to comply by 4/14/11. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,750 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$3,750 fine, which would continue to accrue until the property was complied.

**Case: CE11071948**

1217 Northeast 5 Avenue  
PINEYRO, ROBERTO & GREVE, LORRAINE

This case was first heard on 9/15/11 to comply by 9/25/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,550 and the City was requesting the full fine be imposed.

Ms. Flynn imposed a \$1,550 fine.

**Case: CE11051055**

1300 Northeast 4 Avenue  
CIRCLE K STORES INC  
C/O PROPERTY TAX DEPT

This case was first heard on 8/18/11 to comply by 9/22/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$2,600 and the City was requesting the full fine be imposed.

Ms. Flynn imposed a \$2,600 fine.

**Case: CE11060967**

1034 Northwest 7 Avenue  
HERTZ, BRAD

This case was first heard on 9/1/11 to comply by 10/6/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property complied.

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

**Case: CE11041393**

1101 Northwest 1 Avenue  
BLANDS, PAMELA D

This case was first heard on 9/1/11 to comply by 10/6/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property complied.

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

**Case: CE11041170**

709 Southeast 11 Court  
ARIAS, GLADYS EST

This case was first heard on 8/18/11 to comply by 9/22/11. 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 was complied.

**Case: CE11072293**

1525 Northwest 15 Avenue  
FREEMAN, KEVIN

This case was first heard on 9/15/11 to comply by 9/25/11. 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.

Ms. Flynn imposed the \$3,800 fine, which would continue to accrue until the property was complied.

**Case: CE11041380**

2700 Davie Blvd  
LA SEGUNDA REALTY CORP

This case was first heard on 5/19/11 to comply by 6/23/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$10,250 and the City was requesting a \$999 fine be imposed.

Ms. Flynn imposed a \$999 fine.

**Case: CE11080656**

3020 Southeast 6 Avenue  
ALPAR ENTERPRISES INC

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 \$12,000 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$12,000 fine, which would continue to accrue until the property was complied.

**Case: CE11072057**

3315 Southwest 15 Avenue  
EDGEWATER LLC

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 \$12,000 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$12,000 fine, which would continue to accrue until the property was complied.

**Case: CE11062272**

640 Southwest 30 Avenue  
640 Southwest 30 Avenue TR  
HYATT, JACQUELINE

This case was first heard on 9/1/11 to comply by 9/29/11. Violations were as noted in the agenda. The property was not complied, fines had accrued to \$850 and the City was requesting a 42-day extension.

Ms. Flynn granted a 42-day extension during which time no fines would accrue.

**Case: CE10121885**

1 East Las Olas Boulevard  
MUSEUM OF ART INC

This case was first heard on 9/1/11 to comply by 9/25/11. 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.

Ms. Flynn imposed no fine.

**Case: CE11060733**

1133 Southwest 5 Place  
COOK, KAMERIN  
PARTIN, JOEY

This case was first heard on 9/1/11 to comply by 9/29/11. 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.

Ms. Flynn imposed the \$850 fine, which would continue to accrue until the property was complied.

**Case: CE11062512**

1522 Davie Blvd  
TLC EXPERTS INC

This case was first heard on 9/1/11 to comply by 9/29/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$600 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$600 fine.

**Case: CE11062531**

1807 Northwest 9 Avenue  
BLAKE-HANSON, MARCIA

This case was first heard on 9/1/11 to comply by 9/29/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$100 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$100 fine.

**Case: CE11041456**

3015 Southwest 2 Court  
RILEY, ODEON

This case was first heard on 8/18/11 to comply by 10/6/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$125 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE11060572**

3038 North Federal Highway # E  
3038 PARTNERS LLC

This case was first heard on 9/1/11 to comply by 9/29/11. 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.

Ms. Flynn imposed the \$850 fine, which would continue to accrue until the property was complied.

**Case: CE11060641**

4040 Galt Ocean Drive # 818  
ROBBINS, JUDY

This case was first heard on 9/1/11 to comply by 9/29/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$800 and the City was requested imposition of a \$275 fine.

Ms. Flynn imposed a \$275 fine.

**Case: CE11062447**

6711 Northwest 22 Terrace  
FITCH, ROBERT A

This case was first heard on 9/1/11 to comply by 9/29/11. 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.

Ms. Flynn imposed the \$850 fine, which would continue to accrue until the property was 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:

CE11081258	CE11091469	CE11092219	CE11080374
CE11091174	CE11091830	CE11100257	CE11090606
CE11090576	CE11082276	CE11091757	CE11091779
CE11100668	CE11100670	CE11100671	CE11100678
CE11100680	CE11051571	CE11080558	CE11080480
CE11072336	CE11072312	CE11072379	CE11072205
CE11072302	CE11072258	CE11010423	

**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:

CE11080200      CE11081939      CE11100672      CE11100675  
CE09050436      CE11070128

**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:

CE11090761      CE11090362      CE11090566      CE11060363  
CE11060367      CE11060369

There being no further business, the hearing was adjourned at **9:51 AM.**

  
\_\_\_\_\_  
Special Magistrate

  
\_\_\_\_\_  
Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services