

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
MARK PURDY PRESIDING
NOVEMBER 17, 2011
9:00 A.M. – 10:34 A.M.**

Staff Present:

Sue Manning, Secretary, Special Magistrate
Mary Allman, Secretary, Special Magistrate
Brian McKelligett, Clerk of Special Magistrate, Supervisor
Lori Grossfeld, Clerk III
Ginger Wald, Assistant City Attorney
Frank Arrigoni, Building Inspector
Dick Eaton, Senior Code Enforcement Officer
Ingrid Gottlieb, Senior Code Enforcement Officer
Jorg Hruschka, Building Inspector
Todd Hull, Code Enforcement Officer
Jorge Maura, Detective
Ron Tetreault, Fire Inspections Officer
Ursula Thime, Code Enforcement Officer
Richard Thompson, Building Inspector
Aretha Wimberly, Code Enforcement Officer

Respondents and Witnesses

CE11101881: Betty Taylor, owner; Robert Wojcik, City of Fort Lauderdale CRA
CE11080619: Edmund Waterman, owner; Enrique Crassus, general contractor
CE11081765: Julian Siegel, owner
CE09080157: Joseph Duperoux, owner
CE11080603: Aliquais Louima, owner
CT11091228: Donald Weiner, tenant; Hope Calhoun, attorney
CE09120929: Siobhan Zerilla, manager
CE10021464: Virgil Bolden, owner
CE10020370: Pierre Petit-Frere, owner
CE11071317: Pradel Pierre-Louis, owner
CE11080215: Raymond Carter, owner
CE11072350: James Samu, owner
CE11072427: Maxo Sinal, owner
CE11040082: Robert Wojcik, City of Fort Lauderdale CRA; Keith Skinner, owner
CE11070818: Randolph Hermit, owner
CE11022429: Amy Ogradowski, owner
CE11040783: Michael Madfis, architect
CE11040706: Edward Kranz, engineer
CE11101867: Andres Roosna, general contractor

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: CE11101881
601 Northwest 22 RD
BETTYS SOUL FOOD INC

Service was via posting on the property on 11/1/11 and at City Hall on 11/3/11.

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 17A:7.3.2.4

FIRE SUPPRESSION SYSTEM IS IN NEED OF MAINTENANCE.

Inspector Tetreault said the owner was trying to obtain a loan to help replace the system. He recommended ordering compliance within 182 days or a fine of \$250 per day.

Mr. Robert Wojcik, City of Fort Lauderdale CRA, and Betty Taylor, owner, agreed to comply.

Judge Purdy found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day would begin to accrue.

Case: CE11040082 Request for extension
1536 Northwest 6 Street
SKINNER, KEITH K & SKINNER, VERDELL H

This case was first heard on 5/19/11 to comply by 11/17/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 11/18/11.

Mr. Robert Wojcik, City of Fort Lauderdale CRA, said the CRA had instituted a program to assist these restaurants. He requested 6 months.

Ron Tetreault, Fire Inspector, said this was an operating restaurant and there was the possibility of a serious fire.

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

Case: CE11040783

2300 Southwest 15 Avenue
BUD ROBINSON MEMORIAL CHURCH OF THE NAZARENE

This case was first heard on 6/16/11 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 \$36,900 fine, which would continue to accrue until the property complied.

Michael Madfis, architect, said he had presented the pastor with a revised seating plan that would not require the fire alarms. He said other violations would be addressed by this new plan as well, and some of the materials could be removed in order to comply.

Ron Tetreault, Fire Inspector, said the owner must have the architect submit the plans to the Building Department for review by fire and structural to address the issues. Mr. Madfis stated he could submit plans for a permit in 45 days. He explained that he had not yet reviewed all of the violations, but he did not believe all of the violations were warranted. Mr. Madfis stated the church was operating with limited funds. He said it would take 90 to 120 days to satisfy the Fire Department. Inspector Tetreault stated the Fire Marshall and Fire Chief had visited the property and determined the violations listed were still relevant. Mr. Madfis requested a 120-day extension.

Judge Purdy granted a 140-day extension, during which time no fines would accrue, and made the extension retroactive to 10/6/11, removing the accrued fines.

Case: CE11072350

1433 Northeast 15 Avenue
SAMU, JAMES

Certified mail sent to the owner was accepted on 11/1/11. Service was also via posting at City Hall on 11/3/11.

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

ALTERATION PERMIT 09061576 IS EXPIRED

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

Mr. James Samu, owner, said he had called for an inspection two years ago. Inspector Arrigoni said not all of the needed inspections had been performed. Mr. Samu requested more than 28 days to renew the permit. Mr. McKelligett recommended 77 days.

Judge Purdy found in favor of the City and ordered compliance within 77 days or a fine of \$25 per day would begin to accrue and ordered the respondent to reappear at that hearing.

Case: CE11040706

Request for extension

2470 Southwest 21 Street
JUNGLE QUEENS INC

This case was first heard on 5/19/11 to comply by 11/17/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 11/18/11.

Mr. Edward Kranz, engineer, said there was an open permit, and requested a six-month extension to continue work.

Ron Tetreault, Fire Inspector, did not object to this extension, but said these were life safety issues and this would be the last extension he would endorse.

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

Case: CE11081765

Request for extension

636 Southwest 14 Terrace
ASHTON HOLDINGS & DEV LLC

This case was first heard on 9/15/11 to comply by 11/17/11. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 11/18/11.

Mr. Julian Siegel, owner, said he did not know if the smoke detectors were hard-wired. He requested 45 to 60 days to meet with Inspector Tetreault and ensure all units were in compliance.

Ron Tetreault, Fire Inspector, recommended a 63-day extension.

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

Case: CE11080619

Request for extension

627 North Federal Highway
WATERMAN, EDMUND

This case was first heard on 9/1/11 to comply by 11/3/11. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$2,750.

Richard Thompson, Building Inspector, recommended granting a 77-day extension and removing the fines that had already accrued.

Mr. Edmund Waterman, owner, said this was an unoccupied building. He said he was trying to decide whether he should remediate the building or demolish it.

Judge Purdy granted a 77-day extension, during which time no fines would accrue, and made the extension retroactive to 11/3/11, removing the accrued fines.

Case: CE11101867

3585 Northwest 54 Street
BUTTERS, SAMUEL C/O N & S

Service was via posting on the property on 11/1/11 and at City Hall on 11/3/11.

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

NFPA 101:7.2.1.8.1

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

NFPA 1:4.5.8.4

THE FIRE DIVISION DOORS ARE NOT IN GOOD CONDITION.
DOORS HAVE BEEN DAMAGED BY HEAVY EQUIPMENT.

Inspector Tetreault recommended ordering compliance within 105 days or a fine of \$150 per day, per violation.

Mr. Andres Roosna, general contractor, reported there was an open permit for repairs on the property. He stated repairs had already begun and 105 days should be adequate.

Judge Purdy found in favor of the City and ordered compliance within 105 days or a fine of \$150 per day, per violation would begin to accrue.

Case: CT11091228

1000 Northwest 24 Avenue
DRAGOSLAVIC, GORAN

Service was via posting on the property on 10/28/11 and at City Hall on 11/3/11.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violation:
47-22.9.

THERE ARE VARIOUS TYPES OF UNPERMITTED SIGNS BEING
DISPLAYED ON A CONTINUAL BASIS, ON THIS COMMERCIAL
PROPERTY.

Mr. McKelligett explained that the tenant had sent a letter to the City indicating he wished to contest the violation.

Officer Gottlieb stated she had first noted the violation on 9/13/11 and given the tenant a verbal warning. On 9/16/11 she had seen the signs again and issued a citation warning. On 9/17/11 she had seen a banner sign and warned the tenant again. On

9/21/11 the violation remained and she had issued a citation. Officer Gottlieb noted that the tenant had been cited more than once for another property In the City. She said one sign remained on the property and recommended ordering compliance within 10 days or a fine of \$100 per day. Officer Gottlieb presented photos of the property and the case file into evidence.

Ms. Wald stated business signs required a permit and there were no permits for the sign in the photos. She said the tenant could either permit he signs or remove them.

Ms. Hope Calhoun, attorney for the tenant, said the tenant had already removed the last sign.

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.

Mr. McKelligett said the original citation carried a \$225 fine, which the tenant was contesting. Ms. Calhoun said the tenant had informed her that there had been a "big misunderstanding" regarding compliance. She requested reduction of the fine.

Ms. Wald read from the code section, and Judge Purdy remarked he had no discretion regarding the civil penalty. Ms. Wald stated Judge Purdy had discretion regarding the uncontested amount of \$150.

Judge Purdy imposed a \$150 penalty.

Case: CE11080215

1410 Northwest 13 Court
MUNSON, CHIQUITA

Certified mail sent to the owner was accepted on 10/29/11. Service was also via posting at City Hall on 11/3/11.

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

THE FOLLOWING PERMITS HAVE EXPIRED
08050737 BUILDING (ADDITION)
09050335 PLUMBING
09050338 ELECTRICAL
09050339 BUILDING (ROOF)
09070664 MECHANICAL (FAN)

Inspector Arrigoni recommended ordering compliance within 77 days or a fine of \$25 per day.

Mr. Raymond Carter, owner, agreed to comply.

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

Case: CE11022429

2115 Northeast 37 Drive # 122
OGRODOWSKI, AMY E

This case was first heard on 4/7/11 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 \$10,250 fine, which would continue to accrue until the property complied.

Ron Tetreault, Fire Inspector, said the owner had pulled a permit and the contractor was performing the work.

Ms. Amy Ogradowski, owner, said she needed to re-submit the plans with corrections. The contractor had advised her to request a 90-day extension after the permit was issued.

Inspector Tetreault recommended a 105-day extension

Judge Purdy granted a 105-day extension during which time no fines would accrue.

Case: CE09080157

661 E Melrose Cir
DUPEROUX, JOSEPH

Service was via posting on the property on 10/27/11 and at City Hall on 11/3/11.

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:

PERMIT #06083247 - REROOF SHINGLE 2100SF

PERMIT #08021272 - REPAIR CEILING

PERMIT #08021278 - 4 WINDOWS

PERMIT #08031684 - SHUTTERS

PERMIT #08041848 - ELECTRIC

Inspector Hruschka said he had inspected the property several times and posted notices. He recommended ordering compliance within 28 days or a fine of \$25 per day

Mr. Joseph Duperoux, owner, said the roof had not been inspected. He said he had not worked since he had been in an accident on 1/19/2009.

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: CE10021464

1220 Northwest 6 Court
BOLDEN, ROSA

This case was first heard on 4/29/11 to comply by 6/3/11. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$14,300 fine, which would continue to accrue until the property complied.

Todd Hull, Code Enforcement Officer, said there're had been significant improvement; all but one window had been installed. He recommended a 63-day extension.

Mr. Virgil Bolden, owner, agreed to the extension.

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

Case: CE10020370

1317 Northeast 4 Avenue
AGAPE CHURCH OF GOD INC

This case was first heard on 4/1/10 to comply by 7/15 and 9/30/10. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$124,800 fine, which would continue to accrue until the property complied.

Ron Tetreault, Fire Inspector, reported the property was now in compliance. He said the church had done its best to comply, and recommended a \$520 fine to cover administrative costs. Mr. McKelligett recommended no fine be imposed.

Judge Purdy imposed no fine.

Case: CE11072427

1516 Southwest 5 Place
JRP INVESTMENT GROUP LLC

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 \$12,300 fine, which would continue to accrue until the property complied.

Mr. Maxo Sinal, owner, said he thought the exit sign was connected and requested 30 days to have an electrician repair it. He said he had instructed the tenants to remove the debris.

Ron Tetreault, Fire Inspector, said he would not object to a 28-day extension. On Inspector Tetreault's last visit on 10/25, he had seen numerous items on the balcony obstructing the path of egress.

Mr. McKelligett recommended backdating the extension to 10/6/11 to eradicate the fines.

Judge Purdy granted a 28-day extension, during which time no fines would accrue, and made the extension retroactive to 10/6/11, removing the accrued fines.

Case: CE11071317 Request for extension
1370 Southwest 28 Avenue
PIERRE-LOUIS, PRADEL & PIERRE-LOUIS,

This case was first heard on 10/6/11 to comply by 11/3/311. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$250.

Frank Arrigoni, Building Inspector, said he had spoken with the owner and agreed to a 77-day extension. He remarked that contractors had taken advantage of the owner.

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

Case: CE11080603
704 Southwest 16 Avenue
LOUIMA, ALIQUAIS & LOUIMA, SUSETTE

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

Ron Tetreault, Fire Inspector, said the owner just needed to purchase a sign. He recommended a 28-day extension, and backdating it to 10/6/11 to eradicate the fines.

Mr. Aliquais Louima, owner, agreed to the extension.

Judge Purdy granted a 28-day extension, during which time no fines would accrue, and made the extension retroactive to 10/6/11, removing the accrued fines.

Case: CE11070818
1831 Northeast 53 Street
HERMIT, RANDOLPH

This case was first heard on 9/1/11 to comply by 9/11/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$3,800 and the City was requesting a \$160 fine be imposed.

Ursula Thime, Senior Code Enforcement Officer, recommended a fine of \$160. She said the owner had been out of town and as soon as he learned of the violations he had complied the violation.

Mr. McKelligett recommended no fine be imposed.

Judge Purdy imposed no fine.

Case: CE11091632

2701 Northeast 49 Street
BURKETT, JOHN M

Service was via posting on the property on 10/25/11 and at City Hall on 11/3/11.

Ursula Thime, Senior Code Enforcement Officer, testified to the following violations:
47-19.9

THERE IS OUTSIDE STORAGE ON THE WEST SIDE
LANDSCAPED AREA OF THIS BUILDING. THE PILE OF
ITEMS CONSIST OF, BUT IS NOT LIMITED TO COOLERS,
ELECTRICAL CORDS, WOODEN DOORS, PLYWOOD, ETC.
DOORS, BUCKETS, CONTAINERS, UPSIDE DOWN TABLES,

9-278(g)

THE WINDOWS ON THIS BUILDING ARE MISSING ADEQUATE
SCREENS.

9-280(b)

THE BUILDING HAS BROKEN WINDOWS. THE GLASS IS
BROKEN AND THE WINDOWS ARE NOT WEATHER AND WATER TIGHT.

Officer Thime 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, per violation.

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

Case: CE11100669

733 Northwest 6 Street
REGAL DEVELOPMENT INC

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

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.

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: CE11100682

5570 Northwest 10 Terrace
ESTELLE TEMKIN REV TR KENNETH S TEMKIN

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

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.

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: CE11100998

5549 Northwest 9 Avenue
ESTELLE TEMKIN REV TR KENNETH S TEMKIN

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

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.

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: CE11092388

500 Northeast 3 Street
AMERA THIRD STREET INC

Service was via posting on the property on 10/29/11 and at City Hall on 11/3/11.

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

NUISANCE - RUBBISH, TRASH, AND DEBRIS HAS ACCUMULATED ON THIS VACANT PROPERTY AND THE ADJACENT PUBLIC RIGHT-OF-WAY.

Officer Wimberly 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: CE11092389

502 Northeast 3 Street
AMERA THIRD STREET INC

Service was via posting on the property on 10/29/11 and at City Hall on 11/3/11.

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

NUISANCE - OVERGROWTH, RUBBISH, TRASH, AND DEBRIS HAS ACCUMULATED ON THIS VACANT PROPERTY AND THE ADJACENT PUBLIC RIGHT-OF-WAY.

Officer Wimberly 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: CE11062236

Stipulated agreement

1509 North Andrews Avenue
TELFORT, GUY R

Violations:

9-278(f)

THERE ARE WINDOWS THAT HAVE BEEN REMOVED AND REPLACED WITH WINDOWS THAT DO NOT OPEN, IN ORDER TO PROVIDE THE REQUIRED VENTILATION TO THE OUTDOORS.

9-278(h)

THERE ARE WINDOWS MISSING THE REQUIRED SCREENS.

9-280(b)

THERE ARE WINDOWS THAT ARE BROKEN, DO NOT OPEN PROPERLY, AND DO NOT LOCK. THERE ARE AREAS OF DAMAGED WALLS AND CEILING. THERE IS WOOD THAT IS ROTTING AND FALLING DOWN ON THE CEILING OF THE PATIO OVERHANG.

9-308(a)

THERE ARE PORTIONS OF THE ROOF IN DISREPAIR. THERE IS TERMITE EATEN AND ROTTED WOOD ON THE SOFFIT AND FASCIA.

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$50 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 91 days or a fine of \$50 per day, per violation would begin to accrue.

Case: CE11091621

1336 Northwest 2 Avenue
HANRATTY, WILLIAM R & KAMERLING, AARON

Service was via posting on the property on 10/28/11 and at City Hall on 11/3/11.

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

THERE IS OVERGROWTH ON THE PROPERTY AND SWALE OF THIS 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 \$100 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: CE11090376

1540 North Andrews Avenue
VAN DEN HEUVEL, MARY T

Service was via posting on the property on 10/27/11 and at City Hall on 11/3/11.

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

THE PROPERTY AND SWALE OF THIS VACANT HOUSE ARE OVERGROWN AND LITTERED WITH DEBRIS. THIS IS A REPEAT VIOLATION OF CASE NUMBER CE10091363, WHERE THE VIOLATION WAS ABATED BY THE CITY.

Officer Gottlieb 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: CE11082847

1540 North Andrews Avenue
VAN DEN HEUVEL, MARY T

Service was via posting on the property on 10/27/11 and at City Hall on 11/3/11.

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

THE WATER IN THE POOL IS GREEN, STAGNANT, AND UNCIRCULATING. IN ITS PRESENT CONDITION, IT IS OR MAY REASONABLY BECOME A BREEDING PLACE FOR MOSQUITOES AND PRESENT A THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

Officer Gottlieb 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: CE11072184

4400 North Federal Highway
4400 NORTH FEDERAL HIGHWAY ASSOC LLC
C/O DAIBES

Certified mail sent to the owner was accepted on 10/29/11 and certified mail sent to the registered agent was accepted on 10/31/11.

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

FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS ARE EXPIRED

10020842 BUILDING

10040967 ELECTRICAL

97031368 BUILDING

97030487 BUILDING

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: CE11080124

1428 Southwest 4 Avenue
PHD DEVELOPMENT LLC

Certified mail sent to the owner was accepted on 10/31/11 and certified mail sent to the registered agent was accepted on 10/31/11.

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

FBC(2007) 105.10.3.1

PERMIT 07090076 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: CE11080166

1500 Southeast 17 Street
SAGE HOSPITALITY LLC
C/O HOLIDAY INN EXPRESS

Certified mail sent to the owner was accepted on 10/29/11 and certified mail sent to the registered agent was accepted on 10/31/11.

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

THE FOLLOWING PERMITS ARE EXPIRED
09080208 BUILDING (ALTERATION)- RENEWED 10/7
09080210 MECHANICAL (NEW)- RENEWED 10/7
97111590 BUILDING (SATDISH)
97092010 BUILDING (SIGN)
97090356 BUILDING (PAVING)
96121159 BUILDING (DEMO)

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: CE11080180

1180 North Federal Highway
MAY B W H YOUNG TR
CARRIAGE HSE MTR LDG INC.

Service was via posting on the property on 10/28/11 and at City Hall on 11/3/11.

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

THE FOLLOWING PERMIT IS EXPIRED
09051536 BUILDING (CONCRETE REPAIRS)

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: CE11080228

1340 Northeast 18 Street # 4
MILLER, JANICE K & JOHN P

Certified mail sent to the owner was accepted on 10/29/11. Service was also via posting at City Hall on 11/3/11.

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

BUILDING PERMIT 09041624 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: CE11080336

1200 Northeast 4 Avenue
2450 WILTON CORP

Certified mail sent to the owner was accepted on 10/31/11. Service was also via posting at City Hall on 11/3/11.

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

THE FOLLOWING PERMITS ARE EXPIRED

09022064 PAVING

05032869 ELECTRICAL

04102035 PAVING

01030496 STORE FRONT

98041638 STORE FRONT

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: CE11082136

1544 Northwest 8 Avenue
DEUTSCHE BANK NATL TR CO TRSTEE

Certified mail sent to the owner was accepted on 10/31/11. Service was also via posting at City Hall on 11/3/11.

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

THE FOLLOWING PERMITS ARE EXPIRED
07121438 BUILDING (ALTERATION)
07121519 BUILDING (SHUTTERS)
08011688 PLUMBING (FIXTURE REPLACEMENT)

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: CE11082139

1400 Northeast 56 Street # 312
ISLES AT CORAL RIDGE DEVELOPMENT

Certified mail sent to the owner was accepted on 10/31/11. Service was also via posting at City Hall on 11/3/11.

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

THE FOLLOWING PERMITS ARE EXPIRED
09060826 BUILDING (ALTERATION)
09060828 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: CE11101883

408 Southeast 12 Court
GEORGETOWN III LLC

Service was via posting on the property on 11/1/11 and at City Hall on 11/3/11.

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

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: CE11101953

1931 Northeast 51 Street
BELLAGIO OF FT LAUD CONDO ASSN INC

Service was via posting on the property on 11/1/11 and at City Hall on 11/3/11.

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

NFPA 101:7.2.1.8.1

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

Complied:

FL Admin Code 69A-60.0081

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

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

Case: CE11101956

716 Southwest 14 Avenue # 1
CAVALLO, NANCY R

Service was via posting on the property on 11/1/11 and at City Hall on 11/3/11.

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 182 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day would begin to accrue.

Case: CE11041722

1621 Northwest 26 Avenue
EDWARDS, CHRISTINE

This case was first heard on 9/15/11 to comply by 10/13/11. 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: CE11060485

4410 North Federal Highway
NOB HILL ENTERPRISES INC

This case was first heard on 9/15/11 to comply by 10/13/11. 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: CE11062389

5451 Northeast 22 Avenue
FILBEST LLC
C/O CAROLINA BARTOLOMEI

This case was first heard on 9/15/11 to comply by 10/13/11. 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: CE10070640

3521 Riverland Road
LAKHA, ZULFIQAR

This case was first heard on 9/15/11 to comply by 10/13/11. 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: CE11050187

2933 Poinsettia Street
CORTEZ PROPERTY DEV LLC

This case was first heard on 6/16/11 to comply by 8/4/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$78,000 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$78,000 fine, which would continue to accrue until the property complied.

Case: CE11080593

1103 Southwest 15 Terrace
GALO, FABIO

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

Judge Purdy imposed the \$10,250 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:

CE11091992	CE11092081	CE11092091	CE11091641
CE11091439	CE11091856	CE11090534	CE11091764
CE11092160	CE11100127	CE11072317	CE11080188
CE11080236	CE11080239	CE11080249	CE11080347
CE11080370	CE11080537	CE11080545	CE11080565
CE11082098	CE11081949	CE11101866	CE11101869
CE11101871	CE11101872	CE11101873	CE11101876
CE11101878	CE11101879	CE11101899	CE11101891
CE11101892	CE11101894	CE11101962	CE11101895
CE11101940	CE11101949	CE11101951	CE11101957

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:

CT11091958	CE11090566	CE09120929	CE10080810
CE11100314	CE11101954	CE09060911	
CE11032870			

Cases Rescheduled

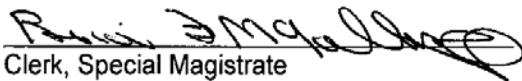
The below listed cases had been rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE11090757	CE11081194	CE11092365	CE11091353
CE11070999	CE11082793		

There being no further business, the hearing was adjourned at **10:34 AM**.


SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services