

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
DECEMBER 15, 2011  
9:00 A.M. – 10:13 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  
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  
Todd Hull, Code Enforcement Officer  
Mary Rich, Code Enforcement Officer  
Craig Stevens, Chief Electrical Inspector  
Ron Tetreault, Fire Inspections Officer  
Ursula Thime, Code Enforcement Officer  
Richard Thompson, Building Inspector

**Respondents and Witnesses**

CE11051948: Pierre Apollon, owner  
CE11090923: Francis Reeder, attorney for the owner's parents  
CE11051691: Ed Nicholas, managing agent  
CE10082042: Stephanie Peterson, property manager; Clinton Becker, service manager  
CE10080906: Elouise Burns, daughter; Sadie Randall, owner  
CE11071472: Robert McNair Jr., owner  
CE11071950: Amir Sattar, tenant; Kenneth Bailey, owner  
CE10091255: June Murray, owner  
CE11070040; CE11070778: Alfred Inde, owner  
CE11082664: Peter Leto Jr., Owner  
CE11041393: Pamela Blands, owner; Lawrence Szeliga, developer  
CE11010635: Orlando Sharpe, architecture division representative; Jorge Villavicenco, architect; Albert Bros, manager; Robes Charles, pastor  
CE11082197: George Howell, owner  
CE09060712: Thomas Tejada, owner  
CE11090070: Howard Steinholz, owner

CE11102057: Marie Saint Victor, owner  
CE11082373: David Blevins, general manager  
CE11082793: Mary Grace, owner  
CE11061814: Curtis Soash, general contractor  
CE11071591: Charles Lustik, general contractor  
CE11050398: Todd Tanner, 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: CE09060712**

Request for extension

1225 Northwest 2 Street  
TEJADA, THOMAS

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.

Thomas Tejada, owner, stated the work had been delayed because he needed to replace a pipe, which required a permit. He requested an additional 60 days.

Andre Cross, Code Enforcement Officer, did not object to the request.

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

**Case: CE11090070**

1422 South Andrews Avenue  
STEINHOLZ, HOWARD W STEINHOLZ, MARGARET M

This case was first heard on 10/6/11 to comply by 11/3/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$7,750 and the City was requesting a \$166 fine be imposed.

Richard Steinholz, owner, agreed to the fine reduction.

Judge Purdy imposed a \$166 fine.

**Case: CE11082793**

2525 Davie Blvd  
SUNLIGHT INVESTMENTS INC

Certified mail sent to the owner was accepted on 11/22/11 and certified mail sent to the registered agent was accepted on 11/22/11.

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

THE FENCE AT THIS PROPERTY IS IN GENERAL DISREPAIR  
WITH A MISSING SECTION OF THE FENCE.

Officer Bass 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. She noted a permit had already been pulled for the fence repair.

Mary Grace, owner, said they had also needed a permit to remove the trees before the fence was repaired. She requested more than 35 days.

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

**Case: CE10082042**

533 Northeast 3 Avenue  
SOLE AT FORT LAUDERDALE #127 TR  
PRIETO, RASSEL TRSTEE

Certified mail sent to the owner was accepted on 11/23/11.

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

THERE IS AN EXPIRED PERMIT #08072207 FOR  
WATERPROOFING/CAULKING AND FOAM MOLDING AROUND  
DOORS FLOORS 2 THRU 5.

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

Clinton Becker, service manager, said a new contractor was applying for the permits.

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

**Case: CE11071591**

3200 North Ocean Boulevard # 2709  
GIZZO, GAETANO

This case was first heard on 10/6/11 to comply by 11/3/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$875 and the City was requesting a \$260 fine be imposed.

Charles Lustik, general contractor, said the owner had purchased the property in 2007 unaware of the expired permits.

Judge Purdy imposed a \$260 fine.

**Case: CE11050398**

Request for extension

3600 North Federal Highway  
FIRST STATES INVESTORS 5200 LLC  
C/O AMERICAN FINANCIAL REALTY TR

This case was first heard on 8/18/11 to comply by 11/17/11. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$1,350.

Todd Tanner, contractor, said this was an old, concrete-style fence and it was taking time to install a newer architectural-style fence. He requested another 30 days.

Ursula Thime, Senior Code Enforcement Officer, recommended a 35-day extension.

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

**Case: CE11010635**

1105 Northwest 6 Avenue  
ARCHDIOCESE OF MIAMI DIVINE MERCY H

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 \$10,500 and the City was requesting a \$649 fine be imposed.

Craig Stevens, Chief Electrical Inspector, confirmed the property was complied, and recommended a \$649 fine.

Jorge Villavicenco, architect, said he had performed the inspection and the electrical corrections had been made.

Judge Purdy imposed a \$649 fine.

**Case: CE10080906**  
660 Northwest 22 Rd  
RANDALL, SADIE

Request for extension

This case was first heard on 10/21/10 to comply by 1/20/11. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$5,300.

Todd Hull, Code Enforcement Officer, said there was a permit to repair the roof and fascia, but little work had been done.

Elouise Burns, daughter of the owner, said their original contractor had passed away, and requested a 63-day extension.

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

**Case: CE11082373**  
2301 Southwest 12 Avenue  
APPLE NINE HOSPITALITY OWNERSHIP INC

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

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

THERE ARE 2 PERMITS THAT HAVE NOT PASSED FINAL  
INSPECTIONS, HAVE EXPIRED AND ARE NOW NULL AND  
VOID:

- 1) PERMIT 09120481 TO REPLACE BATH VANITY AND SINK  
IN 109 GUEST ROOMS
- 2) PERMIT 09120473 FOR BATHROOM RENOVATION OF 109  
HOTEL ROOMS

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

David Blevins, general manager, said they had renewed the permits. Inspector Arrigoni took a few minutes to research the case while Judge Purdy heard other cases.

Upon returning to the case, Mr. McKelligett withdrew the case.

**Case: CE11051948**

220 Southwest 38 Avenue  
220 DEAUSA LLC

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 \$20,000 and the City was requesting a \$583 fine be imposed.

Richard Thompson, Building Inspector, said the property was complied and recommended a \$583 fine.

Pierre Apollon, owner, said he had purchased the building on June 20. He said he had done everything he could to bring the property into compliance prior to purchasing it. Mr. Apollon stated he had hired five different professionals to get the repairs made. Inspector Thompson said the owner had worked diligently to comply and Mr. McKelligett recommended no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE11071950**

745 Northwest 7 Avenue  
LAUDERDALE LAND HOLDINGS LLC

Certified mail sent to the owner was accepted on 11/23/11 and certified mail sent to the registered agent was accepted on 11/23/11.

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

47-19.9.A.2.a.

THE OUTDOOR STORAGE OF METALS AND MATERIALS ARE NOT COMPLETELY SCREENED FROM VIEW.

47-19.9.A.2.c.

THE MATERIALS USED AT THE ABOVE SCRAP YARD EXCEEDS THE HEIGHT OF THE WALL.

47-19.9.A.2.f.

THE STORAGE AREA DOES NOT HAVE A DRAINAGE SYSTEM AND DOES NOT HAVE THE PROPER ASPHALTIC CONCRETE SURFACE.

9-280(f)

THE BATHROOM SINK IS NOT INSTALLED AND THERE ARE EXPOSED PIPES.

9-280(g)

THERE ARE BULBS AND LIGHT COVERINGS THAT ARE NOT INSTALLED IN THE INTERIOR OF THE BUILDING, ALSO THERE ARE EXPOSED WIRES.

Complied:  
47-19.5.D.5.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 112 days or a fine of \$100 per day, per violation.

Amir Sattar, tenant, said most of the violations had been taken care of and requested an extension to pull a new permit.

Judge Purdy found in favor of the City and ordered compliance within 112 days or a fine of \$100 per day, per violation would begin to accrue.

**Case: CE11082197**

1230 Northeast 8 Avenue  
MLH OF BROWARD INC

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 \$13,500 and the City was requesting a \$166 fine be imposed.

Richard Thompson, Building Inspector, confirmed the property was complied and recommended a \$166 fine.

George Howell, owner, agreed to the fine reduction.

Judge Purdy imposed a \$166 fine.

**Case: CE11070040**

1006 Southwest 22 Street  
INDE, ALFRED A

This case was first heard on 10/20/11 to comply by 11/3/11. 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.

Mark Campbell, Code Enforcement Officer, said there had been confusion regarding what must be done and recommended no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE11070778**

1006 Southwest 22 Street  
INDE, ALFRED A

This case was first heard on 10/20/11 to comply by 11/3/11. 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.

Mark Campbell, Code Enforcement Officer, said there was still no active account and recommended imposition of the fine.

Alfred Inde, owner, requested three months to find a job and get an account. He reported he lived at the residence. Ms. Wald suggested Mr. Inde apply for assistance from Housing and Community Development. She recommended a 63-day extension.

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

**Case: CE11051691**

312 Southwest 16 Street  
MAJURI, DAVID

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 the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property complied.

Ed Nicholas, managing agent, said they were getting quotes to convert the property back to a single-family. He said the property was currently vacant and requested an extension.

Mark Campbell, Code Enforcement Officer, requested imposition of the fines.

Mr. Nicholas said a homeless man wanted to move into the house while the repairs were being made, which would provide the owner some income. Ms. Wald said the City could not provide legal advice, but said the extension was being granted with the house vacant; the City would object to an extension if the property were occupied.

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

**Case: CE11061814**

2901 Riomar St  
BEACH HOUSE VILLAS LLC

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

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



FBC 109.16

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

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

Curtis Soash, general contractor, requested 28 days.

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: CE11041393**

1101 Northwest 1 Avenue  
BLANDS, PAMELA D

This was a request to vacate the Order dated 11/3/11 and rehear the case.

Judge Purdy vacated the Order dated 11/3/11.

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 complied, fines had accrued to \$650 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE11071472**

721 Northwest 2 Street  
R D M DEELOPMENT LLC

This case was first heard on 10/6/11 to comply by 11/3/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$975 and the City was requesting a \$260 fine be imposed.

Frank Arrigoni, Building Inspector, recommended a \$260 fine.

Robert McNair Jr., owner, asked for the fine to be reduced.

Judge Purdy imposed a \$260 fine.

**Case: CE11102057**

1634 Northwest 2 Avenue  
ST VICTOR, MARIE ALOURDES

Service was via posting on the property on 11/22/11 and at City Hall on 12/1/11.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violation:  
18-4(c)

THERE IS A DODGE CARAVAN WITH AN EXPIRED TAG, AND A FORD CROWN VICTORIA WITH AN INVALID TAG, PARKED AT THIS SINGLE FAMILY RESIDENCE. THIS IS A RECURRING VIOLATION OF CASE NUMBERS CE11080092 AND CE10081267. IF THE VIOLATION IS CORRECTED AND THEN RECURS, OR IF THE VIOLATION IS NOT CORRECTED BY THE TIME SPECIFIED, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE, EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING.

Officer Gottlieb said she had received numerous complaints and had cited the property at least twice for this violation, which was currently complied. She presented photos of the property and the case file into evidence, and requested a finding of fact.

Marie Saint Victor, owner, said she did not live at the house; tenants were causing the violations. Mr. McKelligett explained the situation to Ms. Saint Victor.

Judge Purdy found the violation had existed as cited.

**Case: CE10091255**

823 Southeast 14 Street  
MURRAY, JUNE

Request for extension

This case was first heard on 10/21/10 to comply by 11/18/10. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$10,000.

June Murray, owner, said she had needed to pay for the repairs to the apartment; the insurance would not cover them.

Ron Tetreault, Fire Inspector, recommended a 91-day extension.

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

**Case: CE11090923**

224 Northeast 14 Avenue  
REEDER, R L & BRENDA M

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

Ursula Thime, Senior Code Enforcement Officer, testified to the following violations:  
9-276(c)

THERE IS AN INFESTATION OF TERMITES ON THIS HOUSE.  
IT HAS CAUSED DAMAGES TO DOOR FRAMES AND OTHER  
WOODEN AREAS.

9-280(b)

THERE ARE SOME CEILINGS ON THIS HOUSE WHICH HAVE  
COLLAPSED DUE TO WATER DAMAGE CAUSED BY THE ROOF  
WHICH IS NOT WATER TIGHT.

9-280(g)

THERE ARE ELECTRICAL ACCESSORIES WHICH ARE NOT  
MAINTAINED IN GOOD, SAFE WORKING CONDITION.

9-280(h)(1)

THE WOOD FENCE AND THE CHAIN LINK FENCE ARE IN  
DISREPAIR. ONE GATE IS ON THE GROUND.

9-308(a)

THE ROOF ON THIS HOUSE IS NOT WATERTIGHT.

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

Francis Reeder, attorney for the owner's parents, said a tenant occupied the property. He said the owner had hired a contractor to make the repairs but he had not been licensed.

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: CE11110008**

6230 Northeast 19 Terrace  
CHURCHILL, MONICA & CHURCHILL, MARTIN

Service was via posting on the property on 11/22/11 and at City Hall on 12/1/11.

Mary Rich, Code Enforcement Officer, testified to the following violation:

18-11(a)

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

Officer Rich presented photos of the property and the case file into evidence, and recommended ordering compliance within 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: CE11110451**

716 Northwest 7 Avenue  
A C D INSTALLATIONS INC

Certified mail sent to the owner was accepted on 11/19/11.

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

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

Inspector Thompson recommended ordering compliance within 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: CE11100830**

1511 Northeast 17 Avenue  
DURHAM, DUSTY KEITH

Service was via posting on the property on 11/29/11 and at City Hall on 12/1/11.

Adam Feldman, Senior Code Enforcement Officer, testified to the following violation:  
9-306

THERE ARE AREAS OF THE FASCIA BOARD AND THE SOFFIT THAT ARE ROTTED, IN GENERAL DISREPAIR AND FALLING DOWN.

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.

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: CE11101546**

1524 Northeast 15 Avenue  
MONTEIRO, RICARDO

Service was via posting on the property on 11/29/11 and at City Hall on 12/1/11.

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

THE POOL LOCATED ON THIS VACANT PROPERTY HAS  
GREEN/STAGNANT WATER. THE POOL IN THIS CONDITION  
IS A PUBLIC NUISANCE.

Officer Feldman 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: CE11110141**

1464 Holly Heights Drive  
FERNANDEZ, JOSE A & SANDRINI, GEORGE W ETAL

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

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

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 \$50 per day.

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

**Case: CE11071959**

1244 Northwest 7 Terrace  
KING, MELVYN

The City had a stipulated agreement with the owner to comply within 63 days or a fine of \$50 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Violation:

9-280(b)

THERE ARE WINDOWS IN DISREPAIR, ON THE STRUCTURE.  
THEY ARE NOT WEATHERPROOF AND WATERTIGHT, AND DO  
NOT OPEN TO THE EXTERIOR, AS REQUIRED BY CODE.

Complied:

9-278(g)

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

**Case: CE11100092**

1242 Northwest 5 Avenue  
WRIGHT, JEAN

Service was via posting on the property on 11/23/11 and at City Hall on 12/1/11.

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 HOUSE.

Officer Gottlieb 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: CE09110154**

524 Southwest 22 Avenue  
TOMMASO1 INC

Service was via posting on the property on 11/28/11 and at City Hall on 12/1/11.

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

FBC(2007) 105.10.3.1

THE REQUIRED INSPECTIONS WERE NOT SCHEDULED OR DID  
NOT PASS FINAL APPROVALS.  
PERMIT #06061325 TO REROOF 1,400 SF SHINGLES.

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

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

**Case: CE11080504**

3151 Northwest 66 Street  
GANGEMI, JANE C

Certified mail sent to the owner was accepted on 11/23/11.

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

THE FOLLOWING PERMIT HAS NOT PASSED FINAL  
INSPECTIONS, HAS EXPIRED AND IS NOW NULL AND  
VOID:  
PERMIT 10050526 TO INSTALL A WOOD FENCE 6' X 87LF  
WITH 2 GATES

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

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

**Case: CE11082142**

2029 Northwest 11 Avenue  
CASTELLOW, MARALICE

Service was via posting on the property on 11/22/11 and at City Hall on 12/1/11.

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

THE FOLLOWING PERMITS ARE EXPIRED  
07042129 BUILDING (ROOF REPLACE)  
09081465 BUILDING (ADDITION) (RENEWED 9/8/11)  
09081466 ELECTRICAL (RENEWED)  
09081467 PLUMBING (RENEWED)  
09081468 MECHANICAL (RENEWED)  
09081469 BUILDING (NEW ROOF) (RENEWED)  
10120472 ELECTRICAL (LOW-VOLT) (RENEWED)

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

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

**Case: CE11082371**

1521 Northeast 5 Terrace  
WALSH, KATHLEEN M

Service was via posting on the property on 11/22/11 and at City Hall on 12/1/11.

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

FENCE PERMIT 08111485 IS EXPIRED

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

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

**Case: CE11082537**

3400 Galt Ocean Drive  
SOUTHPOINT CONDO ASSOC INC

Certified mail sent to the owner was accepted on 11/22/11. Service was also via personal service on 11/22/11.

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

THE FOLLOWING PERMITS ARE EXPIRED  
04080030 PLUMBING (ROOF DRAINS)  
06032204 BUILDING (CONCRETE RESTORATION)  
06051319 BUILDING (INTERIOR ALTERATION)  
06082997 ELECTRICAL (LOW-VOLT)  
07082115 PLUMBING (FIRE SPRINKLER)  
08051844 MECHANICAL (A/C REPLACEMENT)

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

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

**Case: CE11082552**

1333 North Federal Highway  
MAROONE FORD LLC  
ATTN: REAL ESTATE LEGAL DEPT

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



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

THE FOLLOWING PERMITS ARE EXPIRED  
03110342 BUILDING (PAVING)  
05092085 BUILDING (AWNING)  
06042406 BUILDING (INTERIOR RENOVATIONS)

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

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

**Case: CE11082602**

1160 North Federal Highway # 416  
US BANK NA TRSTEE

Certified mail sent to the owner was accepted on 11/23/11.

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

THE FOLLOWING PERMITS ARE EXPIRED  
06020132 BUILDING (ALTERATION)  
06022239 ELECTRICAL (ADD ELECTRIC)

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

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

**Case: CE11090140**

4300 North Ocean Boulevard # 6M  
CRAIG, CARMELLA

Service was via posting on the property on 11/22/11 and at City Hall on 12/1/11.

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

WINDOW REPLACEMENT PERMIT 06120854 IS EXPIRED

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

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

**Case: CE10032226**

225 Southwest 12 Avenue  
DERISSE, BOAZ

This case was first heard on 10/6/11 to comply by 11/3/11. 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.

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

**Case: CE10080938**

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

This case was first heard on 10/6/11 to comply by 11/3/11. 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.

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

**Case: CE11050252**

709 Southeast 7 Street  
BENVENUTO, JAMES

This case was first heard on 10/6/11 to comply by 11/10/11. 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: CE11071322**

930 Southwest 18 Court  
SOMERS, JOHN & CAUDEBEC, NATALIE

This case was first heard on 10/6/11 to comply by 11/3/11. 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.

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

**Case: CE11071495**

2211 Northwest 29 Terrace  
MCMILLAN, DIANN DOOLING

This case was first heard on 10/6/11 to comply by 11/3/11. 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.

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

**Case: CE11080666**

2319 Northeast 35 Drive  
TYLINSKI, ALBA G

This case was first heard on 10/6/11 to comply by 10/16/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,450 and the City was requesting a \$260 fine be imposed.

Judge Purdy imposed a \$260 fine.

**Case: CE11081753**

2836 Southwest 3 Court  
WALDEN, WILLIE JAMES JR

This case was first heard on 10/6/11 to comply by 10/16/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$2,800 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$2,800 fine.

**Case: CE11090087**

250 State Road 84  
250 W STATE ROAD 84 LLC

This case was first heard on 10/6/11 to comply by 11/3/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$9,750 and the City was requesting a \$583 fine be imposed.

Judge Purdy imposed a \$583 fine.

**Case: CE11090281**

2613 Marathon Ln  
JOMSKY, LEONARD JOMSKY, LYCHELLE

This case was first heard on 10/20/11 to comply by 10/30/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,800 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE11090404**

2249 Southwest 15 Court  
WILLIAMS, DAVID T

This case was first heard on 11/3/11 to comply by 11/13/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property complied.

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

**Case: CE11091440**

221 Southwest 29 Avenue  
BASHAM, DEBORA K

This case was first heard on 11/3/11 to comply by 11/13/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$200 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE11090564**

805 Southeast 6 Court  
DEUTSCHE BANK NATL TR CO TRSTEE

This case was first heard on 11/3/11 to comply by 11/13/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property complied.

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

**Case: CE11091590**

5280 Northeast 19 Avenue  
MILLER, ROBERT

This case was first heard on 11/3/11 to comply by 11/13/11. 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.

**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:

|            |            |            |            |
|------------|------------|------------|------------|
| CE11101030 | CE11082664 | CE11092024 | CE11100577 |
| CE11090761 | CE11110152 | CE11101171 | CE11090757 |
| CE11091594 | CE11091607 | CE11091683 | CE11070131 |
| CE11091842 | CE11082179 | CE11082540 | CE11090154 |

**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:

|            |            |            |            |
|------------|------------|------------|------------|
| CE11110727 | CE11100546 | CE11082307 | CE11082305 |
| CE10011683 | CE11080284 | CE11081906 | CE11081981 |

**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:

There being no further business, the hearing was adjourned at **10:13 AM**.

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

ATTEST:

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

Minutes prepared by: J. Opperlee, Prototype Services