

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
FORT LAUDERDALE CITY HALL  
H. MARK PURDY PRESIDING  
MARCH 1, 2012  
9:00 A.M. – 10:29 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  
Erin Peck, Clerk III  
Ginger Wald, Assistant City Attorney  
Frank Arrigoni, Building Inspector  
Alejandro DelRio, Code Enforcement Officer  
Dick Eaton, Senior Code Enforcement Officer  
Ingrid Gottlieb, Code Enforcement Officer  
Jorg Hruschka, Building Inspector  
Todd Hull, Code Enforcement Officer  
Ron Tetreault, Fire Inspector  
Ursula Thime, Senior Code Enforcement Officer  
Richard Thompson, Building Inspector  
Salvatore Viscusi, Code Enforcement Officer  
Aretha Wimberly, Code Enforcement Officer

**Respondents and Witnesses**

CE11080619: Edmund Waterman, owner; Enrique Crassus, owner's representative  
CE11102226: Silvanie Timothee, owner; Cervilie Exavier (interpreter)  
CE11090370: Terrence Lamar Turbifill, property manager  
CE11110618: Aulder Brown, property manager  
CE11061812: Sharon Furtado, owner's representative  
CE11110339: Roberto Alvarez, owner  
CE11010013: Sharon Lynn Bryant, property manager; Robert Lamont Tyler, contractor  
CE11110612; CE11110459: Herbert Leroy Johnson, owner's representative  
CE11111709: Harold Lebovic, owner  
CE10021464: Virgil Lee Bolden, owner  
CE11110490: John D. Smith, property representative  
CE11041727: Eugenie Saint Vil, owner; Edeline Theodore, owner's niece  
CE11110203: Hen Tal, owner  
CE11070949: Arthur Howden Bond, neighbor  
CE11101939: Annette Walters, owner  
CE12012011: Laurie Jean Rudock, owner; Bonnie Gross, neighbor  
CE11101307: Angelo Torres, Jr., owner  
CE11072341: Timothy Joseph Desmond, owner

CE11061814: Curtis Boash, general contractor  
CE11110375: Abe Borujerdi, owner  
CE11050398: Todd Tanner, contractor  
CE11110082: Gerald Simi, owner's representative  
CE11060712: Kenneth Alan Leb, owner's representative

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: CE11010013**

Request for extension

819 Northwest 3 Street  
NEW MOUNT OLIVE MISSIONARY BAPTIST CHURCH INC

This case was first heard on 9/15/11 to comply by 12/15/11. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$11,750.

Sharon Lynn Bryant, property manager, said the electrical work was complete and they had submitted plans for the permit.

Robert Lamont Tyler, contractor, reported the plans had been submitted. He requested 90 days.

Richard Thompson, Building Inspector, agreed to a 90-day extension, but said it would be the last.

Judge Purdy granted a 98-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 and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$6,750.

Richard Thompson, Building Inspector, said this had been dragging on, and recommended 90 days, with the fines continuing.

Edmund Waterman, owner, said this was an unoccupied building.

Enrique Crassus, the owner's representative, said they had closed down the electrical violation and they were now working on the structural issues. He stated they needed 15 days to submit the permit application. Then they would perform the demolition and repairs. He stated this could not be done in 90 days and requested until July 1.

Judge Purdy granted a 112-day extension during which time no fines would accrue.

**Case: CE11110082**

3901 Riverland Road  
YSI II LLC  
C/O PTA-US1 #515

This case was first heard on 12/1/11 to comply by 1/19/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$8,000 and the City was requesting the full fine be imposed.

Richard Thompson, Building Inspector, recommended imposing a \$520 fine to cover costs.

Gerald Simi, owner's representative, agreed to the fine reduction.

Judge Purdy imposed a \$520 fine.

**Case: CE11110618**

700 Northwest 13 Street  
WEBB, YVETTE

Certified mail sent to the owner was accepted on 2/15/12.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violations:  
23-123

THERE HAVE BEEN MORE THAN THREE GARAGE SALES HELD  
ON THIS PROPERTY.

47-34.1.A.1.

THERE IS FURNITURE AND OTHER ITEMS BEING STORED  
OUTSIDE THE BUILDING ON THIS RD-15 ZONED  
RESIDENTIAL PROPERTY.

9-276(c)(3)

THERE IS EVIDENCE OF TERMITES, INCLUDING TERMITE  
EATEN WOOD.

Officer Gottlieb said she had reached an agreement with the property manager for the owner to comply within 35 days or a fine of \$25 per day, per violation. She presented photos of the property and the case file into evidence.

Aulder Brown, property manager, agreed to comply within 35 days.

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: CE11061814**

2901 Riomar St  
BEACH HOUSE VILLAS LLC

This case was first heard on 12/15/11 to comply by 1/12/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$10,250 and the City was requesting the full fine be imposed.

Richard Thompson, Building Inspector, recommended imposing a \$520 fine to cover costs.

Curtis Boash, general contractor, agreed to the fine reduction.

Judge Purdy imposed a \$520 fine.

**Case: CE12012011**

1819 N Victoria Park Rd  
RUDOCK, LAURIE J

Certified mail sent to the owner was accepted on 2/7/12.

Dick Eaton, Senior Code Enforcement Officer, testified to the following violation:  
6-5

THE PROPERTY OWNER IN THIS RS-8 ZONED RESIDENTIAL NEIGHBORHOOD IS MAINTAINING WILD DUCKS ON HER PROPERTY. SHE IS PROVIDING REGULAR FEEDINGS AND PLACES OF COMFORT, FOR NESTING AND SAFETY, INCLUDING, BUT NOT LIMITED TO, SMALL POOLS FOR SWIMMING AND BATHING. IT SHALL BE UNLAWFUL FOR ANY PERSON TO OWN, KEEP, MAINTAIN OR PERMIT TO BE KEPT OR MAINTAINED OR PERMITTED ON THE PREMISES, ANY ANIMAL IN ANY RESIDENTIAL DISTRICT OF THE CITY; PROVIDED HOWEVER, THAT THIS PROHIBITION SHALL NOT APPLY TO ANIMALS CAPABLE OF BEING KEPT AS PETS WITHIN A HOME SUCH AS THOSE SPECIES OF ANIMALS THAT GENERALLY ARE KEPT AS PETS AND LIVE IN OR ABOUT THE HABITATION OF HUMANS INCLUDING, BUT NOT LIMITED TO, DOGS, CATS, BIRDS (EXCLUDING CHICKENS, ROOSTERS AND GEESE), RABBITS, TURTLES AND TROPICAL FISH. THIS IS A REPEAT VIOLATION PER CASE

CE11082034. THIS CASE WAS HEARD BEFORE SM FLYNN ON 10/6/11 IN WHICH A FINDING OF FACT WAS ORDERED. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Eaton presented the case file and photos into evidence and said he had inspected on 1/30/12 and found ducks in nesting boxes and on 1/31/12 he had found food and water for the ducks. He stated additional inspections had been conducted on the property on: 2/2, 2/5, 2/8, 2/12, 2/14, 2/18, 2/19, 2/23, 2/26, 2/27, 2/28 and 2/29 and he had found no evidence the owner was feeding, watering or harboring the ducks. He recommended a \$1,000 fine for the violation discovered on 1/31/12.

Laurie Jean Rudock, owner, presented her own photos of the property. She explained that the hutch and other supplies were for bunnies, not for ducks. Ms. Rudock stated puddle areas were the result of low spots from work being done in the yard.

Ms. Wald said Mr. Eaton agreed the violation was now complied. Judge Purdy must determine whether a repeat violation had occurred and if so, assign a fine. Officer Eaton clarified that the ducks could be in the yard; they were wild ducks. The violations arose when an owner provided food and shelter to harbor the ducks on her property. Ms. Rudock said the feed on the ground was from the bird feeders.

Judge Purdy found the violation had existed as alleged and imposed a \$150 fine.

**Case: CE11090370**

660 Southwest 30 Avenue  
LAMADIEU, MYRTAILE

Certified mail sent to the owner was accepted on 2/4/12.

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

THE FOLLOWING PERMITS HAVE NOT PASSED FINAL INSPECTIONS,  
HAVE EXPIRED AND ARE NOW NULL AND VOID:

- 1) PERMIT 06091318 FOR AN INTERIOR REMODEL
- 2) PERMIT 07031218 TO INSTALL 13 ACCORDION SHUTTERS

Inspector Hruschka recommended ordering compliance within 49 days or a fine of \$25 per day.

Terrence Lamar Turbifill, property manager, agreed to Inspector Hruschka's terms.

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

**Case: CE11061812**

702 Northwest 9 Avenue  
HOUSING ENTERPRISES OF FORT LAUDERDALE FLORIDA INC

This case was first heard on 12/1/11 to comply by 12/29/11. Violations were as noted in the agenda. The property was not complied, fines had accrued to \$9,750 and the City was requesting the full fine be imposed.

Richard Thompson, Building Inspector, said the property was not complied and recommended a 98-day extension, with the fines continuing.

Sharon Furtado, the owner's representative, agreed to the extension.

Judge Purdy granted a 98-day extension during which time no fines would accrue.

**Case: CE11110339**

703 Northwest 6 Avenue  
ALVAREZ, ROBERT

Service was by the appearance of the owner at this hearing.

This case was first heard on 12/1/11 to comply by 12/29/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$15,500 fine, which would continue to accrue until the property complied.

Richard Thompson, Building Inspector, confirmed the property was not complied.

Roberto Alvarez, owner, said he needed two more months.

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

**Case: CE11060712**

4040 Galt Ocean Drive # 1105  
TALERICO, FRANK

This case was first heard on 9/1/11 to comply by 10/20/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$325 and the City was requesting the full fine be imposed.

Kenneth Alan Leb, the owner's representative, requested reduction of the fines to \$275.

Frank Arrigoni, Building Inspector, did not object to the request.

Judge Purdy imposed a \$275 fine.

**Case: CE11101939**

1770 Northwest 26 Terrace

LA FAVOR, GLENN R H/E LA FAVOR, A & LA FAVOR, S

Certified mail sent to the owner was accepted on 2/10/12.

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

REROOF PERMIT 11030004 IS EXPIRED.

Inspector Arrigoni stated the property was not complied.

Annette Walters, owner, said there had been a case involving the roof in September, she had pulled a permit and the case was closed.

Inspector Arrigoni said there had been a case for work without permits, which was complied when she pulled the permit, but there had been no inspections. He said she would need to have an engineer inspect the roof. Ms. Walters reiterated the roof case had been closed.

Ms. Wald said the old case was a Code Enforcement case for work done without a permit. In March 2011 a contractor had attended the hearing with an engineering letter and the case had been complied on 3/28/11 when the permit was issued. She stated there was a note that on 3/28/11 violation 1612.1.2, which usually related to inspection, was also complied. She questioned why the permit was open, when an inspection was done. Ms. Wald withdrew the case.

**Case: CE11050398**

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 and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property complied.

Ursula Thime, Senior Code Enforcement Officer, said the permit had just been issued on 2/27/12. She recommended an extension.

Todd Tanner, contractor, said they had experienced a problem with the permit, causing a delay. He requested an extension.

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

**Case: CE10021464**

1220 Northwest 6 Court  
BOLDEN, ROSA

This case was first heard on 4/29/10 to comply by 6/3/10. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$14,300 and the City was requesting the full fine be imposed.

Todd Hull, Code Enforcement Officer, recommended reducing the fine to \$1,770 for administrative costs.

Virgil Lee Bolden, owner, said he had attended the hearings to request extensions. He stated a lender had previously owned the property and this was when the fines had accrued. Mr. McKelligett confirmed that Mr. Bolden had attended every hearing, but noted the administrative costs totaled \$1,770.

Judge Purdy imposed a \$1,770 fine.

**Case: CE11110375**

3301 Northeast 57 Court  
BORUJERDI, ABE

Service was via posting on the property on 2/13/12 and at City Hall on 2/16/12.

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

THE FOLLOWING PERMITS ARE EXPIRED:  
03020326 BUILDING (NEW SFR)  
03041431 ELECTRICAL (NEW SFR)  
03061099 BUILDING (NEW POOL)  
03120556 PLUMBING (LP TANK)

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

Abe Borujerdi, owner, requested at least four months. Inspector Arrigoni stated Mr. Borujerdi only needed to renew the permits and suggested 42 days.

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



**Case: CE11072341**

2137 Northeast 63 Court  
DESMOND, TIMOTHY H/E GUERETTE, RICHARD

This was a request to vacate the Order Imposing a Fine dated 1/19/12 and re-hear the case.

Judge Purdy vacated the Order Imposing a Fine dated 1/19/12.

This case was first heard on 11/3/11 to comply by 12/1/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$75 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE11041727**

1534 Northwest 8 Avenue  
SAINT VIL, EUGENIE  
JOSEPH, PHILOMENE

Ordered to reappear from 1/19/12

This case was first heard on 8/4/11 to comply by 10/5/11. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$325.

Edeline Theodore, the owner's niece, said they had pulled the permit the previous day and ordered the windows.

Ingrid Gottlieb, Senior Code Enforcement Officer, agreed to an extension.

Judge Purdy granted a 49-day extension during which time no fines would accrue.

**Case: CE11110459**

1520 Northwest 4 Street  
FREEMAN, MARIA J

Service was via posting on the property on 2/10/12 and at City Hall on 2/16/12.

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

BUILDING PERMIT 05080372 FOR NEW SFR IS EXPIRED.

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

Herbert Leroy Johnson, the owner's representative, agreed.

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: CE11110612**

918 Northwest 8 Avenue  
MJ INVESTMENT HOLDINGS INC

Service was via posting on the property on 2/10/12 and at City Hall on 2/16/12.

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

THE FOLLOWING PERMITS ARE EXPIRED:  
05092589 BUILDING (NEW WAREHOUSE)  
06030794 PLUMBING (NEW WAREHOUSE)  
06100934 BUILDING (PAVING CONCRETE)

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

Herbert Leroy Johnson, owner's representative, agreed.

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: CE11101307**

Rescheduled from 2/2/12

2101 Northeast 51 Court  
TORRES, ANGELO L JR

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

FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS ARE EXPIRED:  
04101772 BUILDING (PAVING)  
05020080 BUILDING (ADDITION)  
07040656 PLUMBING (ADDITION)  
07052581 ELECTRICAL (ADDITION)  
07062797 ELECTRICAL (SERVICE)

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

Angelo Torres, owner, agreed.

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: CE11110490**

1419 South Miami Rd  
TRU LAND DEVELOPMENT INC

Certified mail sent to the registered agent was accepted on 2/10/12.

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

THE FOLLOWING 21 PERMITS ARE EXPIRED:

06081112 BUILDING (NEW SFR)  
06081925 BUILDING (NEW ROOF)  
09051378 ELECTRICAL (ALARM SYSTEM)  
06081192 ELECTRICAL (NEW SFR)  
06081190 MECHANICAL (NEW A/C)  
07010418 PLUMBING (NEW WATER METER)  
06081188 PLUMBING (NEW SFR)  
06081111 BUILDING (NEW SFR)  
06081924 BUILDING (NEW ROOF)  
09051375 ELECTRICAL (ALARM SYSTEM)  
06081181 ELECTRICAL (NEW SFR)  
06081179 MECHANICAL (NEW A/C)  
07010416 PLUMBING (NEW WATER METER)  
06081178 PLUMBING (NEW SFR)  
06081108 BUILDING (NEW SFR)  
06081923 BUILDING (NEW ROOF)  
09051377 ELECTRICAL (ALARM SYSTEM)  
06081186 ELECTRICAL (NEW SFR)  
06081183 MECHANICAL (NEW A/C)  
07010417 PLUMBING (NEW WATER METER)  
06081182 PLUMBING (NEW SFR)

Inspector Arrigoni recommended ordering compliance within 98 days or a fine of \$25 per day.

John D. Smith, property representative, agreed

Judge Purdy found in favor of the City and ordered compliance within 98 days or a fine of \$25 per day would begin to accrue.

**Case: CE12010091**

2831 Southwest 14 Street  
RICHARDSON, PAULA M

Service was via posting on the property on 2/1/12 and at City Hall on 2/16/12.

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

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

Officer DelRio presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$100 per day.

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: CE12010395**

Rescheduled from 2/16/12

704 Southeast 7 Street  
LITTLE BOSS HOLDINGS

Todd Hull, Code Enforcement Officer, testified to the following violation:  
18-4(c)

THERE IS AN INOPERABLE GREEN FORD WINDSTAR AT THE  
REAR OF THIS LOCATION WITH FIRE DAMAGE AND NO  
LICENSE PLATE.

Officer Hull said the case was begun as the result of a complaint. He 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: CE11102016**

1715 Northeast 8 Street  
ABDALLAH, SAEB H

Service was via posting on the property on 2/10/12 and at City Hall on 2/16/12.

Ursula Thime, Senior Code Enforcement Officer, testified to the following violation:  
9-308(a)

THE ROOF ON THE FRONT OF THE HOUSE IS NOT WATERTIGHT.  
IT HAS CAUSED THE CEILING TO COLLAPSE IN THE PORCH ON  
THE FRONT OF THE HOUSE.

Officer Thime said the owner had paid someone to repair the roof but the work had not been done. She 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: CE11110952**

3121 Northwest 65 Drive  
KEARSE, ZENIE INZE

Certified mail sent to the owner was accepted on 2/8/12.

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

THERE IS A BROKEN WINDOW PRESENT ON THE DWELLING  
ON THIS PROPERTY THAT IS COVERED WITH A PLYWOOD  
BOARD.

Officer Viscusi said he had spoken with the tenant, who informed him he would fix the window, but he never had. He 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: CE11110203**

1600 Northwest 2 Avenue  
RH INVESTMENT PROPERTIES LLC

Certified mail sent to the owner was accepted on 2/7/12 and certified mail sent to the registered agent was accepted on 2/7/12.

Violations:

9-280(b)

THERE ARE WINDOWS AND DOORS THAT HAVE BEEN REPLACED  
ON THE STRUCTURE THAT ARE EITHER BROKEN, OR HAVE  
MISSING CAULKING AND GAPS, AND ARE NOT WEATHERPROOF  
AND WATERTIGHT. THERE IS CLEAR EVIDENCE OF LEAKS AND  
THERE IS WATER DAMAGE TO THE WALLS AND CEILINGS.

9-280(g)

THERE IS AN ELECTRICAL BOX THAT HAS BEEN INSTALLED  
ON THE EXTERIOR OF THE STRUCTURE WITHOUT A PERMIT,  
AND LACKS THE REQUIRED COVER ALLOWING FOR EXPOSURE  
TO THE ELEMENTS, AND CREATING A FIRE HAZARD. THERE  
IS INTERIOR WIRING AND ACCESSORIES THAT ARE EXPOSED  
AND/OR IN DISREPAIR, AND HAVE BEEN EXPOSED TO WATER  
FROM LEAKS IN THE STRUCTURE.

9-308(a)

THERE IS CLEAR EVIDENCE OF ROOF LEAKS.

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$25 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 \$25 per day, per violation would begin to accrue.

**Case: CE11122114**

1726 Northwest 6 Avenue  
ALINCY, JOANEL

Service was via posting on the property on 2/9/12 and at City Hall on 2/16/12.

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

THERE IS AN UNLICENSED WHITE MINI BUS PARKED ON  
THE SIDE OF THIS PROPERTY.

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: CE11102226**

631 Southwest 28 Avenue  
TIMOTHEE, SILVANIE H/E EXAVIER, CERVILLE

Certified mail sent to the owner was accepted on 2/2/12.

Violation:

FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS HAVE NOT PASSED FINAL INSPECTIONS,  
HAVE EXPIRED, AND ARE NOW NULL AND VOID:  
PERMIT 10051736 TO REPLACE WINDOWS IN  
(12)OPENINGS-NON-IMPACT, AFTER THE FACT  
PERMIT 10051737 TO INSTALL SHUTTERS (400 SF TOTAL)

The City had a stipulated agreement with the owner to comply within 49 days or a fine of \$25 per day. 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 49 days or a fine of \$25 per day would begin to accrue.

**Case: CE11100226**

216 Southwest 19 Street  
216 PROPERTIES & MANAGEMENT LLC

Certified mail sent to the owner was accepted on 2/2/12.

Jorg Hruschka, 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 08110223 TO REPLACE 32 WINDOWS AND 8 DOORS  
(NON-IMPACT)  
PERMIT 09010476 TO INSTALL SHUTTERS ON 24 OPENINGS

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

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

**Case: CE12020463**

234 Southwest 19 Street  
EDEWAARD, LEAH D

Certified mail sent to the owner was accepted on 2/11/12.

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

ADDRESS IS NOT POSTED ACCORDING TO THE CODE.  
FL ADMIN CODE 69A-60.0081

THIS STRUCTURE HAS BEEN CONSTRUCTED USING LIGHT-FRAME  
TRUSS-TYPE STRUCTURAL MEMBERS. THE REQUIRED IDENTIFYING  
SYMBOL IS NOT POSTED TO SUFFICIENTLY WARN PERSONS  
CONDUCTING FIRE CONTROL AND OTHER EMERGENCY OPERATIONS  
OF THE EXISTENCE OF LIGHT-FRAME TRUSS-TYPE CONSTRUCTION  
IN THE STRUCTURE.

Inspector Tetreault recommended ordering compliance within 98 days or a fine of \$150 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 98 days or a fine of \$150 per day, per violation would begin to accrue.

**Case: CE12020475**

1821 N Dixie Hwy  
CMOLOVA, EVA

Service was via posting on the property on 2/10/12 and at City Hall on 2/16/12.

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

NFPA 1:11.1.2

THERE IS A COVER MISSING ON AN ELECTRICAL BOX CAUSING  
ELECTRICAL WIRING TO BE EXPOSED.

Complied:

NFPA 1:13.6.2

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

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

**Case: CE12020472**

1851 Southwest 2 Avenue # 15  
KENNEDY, DANA

Service was via posting on the property on 2/10/12 and at City Hall on 2/16/12.

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

NFPA 1:1.7.6.1

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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

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

**Case: CE12020460**

3220 Bayview Drive # 102  
WELLS FARGO BANK  
C/O BPI/BANK OF AMERICA

Service was via posting on the property on 2/10/12 and at City Hall on 2/16/12.

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

NFPA 101:31.3.6.2.1

DOORS THAT OPEN ONTO EXIT ACCESS CORRIDORS, OTHER THAN



THOSE COMPLYING WITH 8.3.4 OR IN BUILDINGS MEETING 31.3.6.2.2,  
SHALL HAVE NOT LESS THAN A 20-MINUTE FIRE PROTECTION RATING  
IN ACCORDANCE WITH SECTION 8.3.

Inspector Tetreault recommended ordering compliance within 168 days or a fine of \$150 per day.

Judge Purdy found in favor of the City and ordered compliance within 168 days or a fine of \$150 per day would begin to accrue.

**Case: CE11101842**

2200 W Sunrise Blvd  
A & N PROPERTIES

Certified mail sent to the owner was accepted on 2/10/12.

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

THE FOLLOWING PERMITS ARE EXPIRED:  
00081901 BUILDING (ALTERATION)- RENEWED 1/30/12  
07030402 MECHANICAL (FUEL TANK) - VOID  
07081491 BUILDING (CONC. DECK)  
10120913 BUILDING (ALTERATION) - VOID

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: CE11111033**

910 Northeast 19 Avenue  
R W L 3 LTD

Certified mail sent to the owner was accepted on 2/10/12 and certified mail sent to the registered agent was accepted on 2/10/12.

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

THE FOLLOWING PERMITS ARE EXPIRED:  
00120697 BUILDING (DEMO)  
01031281 BUILDING (ALTERATION)  
05021470 BUILDING (ALTERATION)  
06060154 ELECTRICAL (REMODEL)  
06080155 PLUMBING (REPLACE FIXTURES)- CLOSED 12/15/11

06122261 MECHANICAL (NEW DUCT)

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: CE11111089**

1419 Northwest 11 Street  
COMMUNITY 8 PROPERTIES LLC

Certified mail sent to the owner was accepted on 2/10/12 and certified mail sent to the registered agent was accepted on 2/10/12.

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

THE FOLLOWING PERMITS ARE EXPIRED:  
00050016 BUILDING (ALTERATION)  
01030815 ELECTRICAL (ADD ELECTRIC)  
05010055 BUILDING (ROOF)

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: CE11111293**

505 Middle River Drive  
MEATHE, CULLAN F

Service was via posting on the property on 2/13/12 and at City Hall on 2/16/12.

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

THE FOLLOWING PERMITS ARE EXPIRED:  
04052322 BUILDING (SEAWALL/DOCK)  
04072391 BUILDING (NEW SFR)  
05082830 ELECTRICAL (DOCK POWER)  
05082853 PLUMBING (DOCK WATER)

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: CE11111713**

1545 Northwest 15 Terrace  
CABRERA, ANTONIO

Certified mail sent to the owner was accepted on 2/10/12.

Frank Arrigoni, Building Inspector, testified to the following violation:  
FBC(2007) 105.10.3.1  
BOARD UP PERMIT 11030618 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: CE11111817**

1400 Northeast 56 Street  
THE ISLES AT CORAL RIDGE CONDO ASSN

Service was via posting on the property on 2/13/12 and at City Hall on 2/16/12.

Frank Arrigoni, Building Inspector, testified to the following violation:  
FBC(2007) 105.10.3.1  
REROOF PERMIT 06051703 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: CE11080758**

408 Northeast 2 Avenue  
LAS OLAS PROPERTIES INC

This case was first heard on 11/3/11 to comply by 1/19/12. 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.

Mr. McKelligett said the owner had been present earlier and spoken with Officer Wimberly. He recommended a 35-day extension.

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

**Case: CE11092304**

2237 North Ocean Boulevard  
CONEXANU INC

This case was first heard on 10/20/11 to comply by 1/19/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$3,000 and the City was requesting a \$520 fine be imposed.

Judge Purdy imposed a \$520 fine.

**Case: CE11071317**

1370 Southwest 28 Avenue  
PIERRE-LOUIS, PRADEL &  
PIERRE-LOUIS, MARIZANE

This case was first heard on 10/6/11 to comply by 11/3/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$150 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE11082142**

2029 Northwest 11 Avenue  
CASTELLOW, MARALICE

This case was first heard on 12/15/11 to comply by 1/19/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$350 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE11082552**

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

This case was first heard on 12/15/11 to comply by 1/19/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$300 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE11082602**

1160 North Federal Highway # 416  
US BANK NA TRSTEE

This case was first heard on 12/15/11 to comply by 1/19/12. 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: CE11082907**

6340 Northwest 31 Way  
HOSOOMEL, WENDY CARRIER & MANUEL

This case was first heard on 12/1/11 to comply by 1/19/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$275 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$275 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:

CE11111709	CE11121338	CE11121575	CE11120862
CE12010009	CE11120992	CE11120927	CE11101033
CE12011201	CE11120695	CE12010048	CE12010706
CE11120466	CE11111006	CE11091520	CE11122063
CE12010743	CE12010778	CE12010818	CE12011731
CE12020465	CE12020466	CE12020464	CE12020462
CE12020471	CE12020474	CE12020461	CE12011744
CE12011742	CE12011739	CE12011738	CE12011735
CE12011734	CE12011732	CE12020469	CE11082566
CE11110380	CE11110452	CE11110463	CE11110648
CE11111699			

**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:

CE11120140	CE11111936	CE09091926	CE11090923
CE11110451	CE11082371		

**Cases Rescheduled**

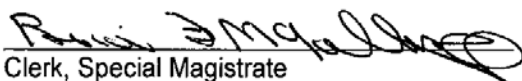
The below listed cases had been rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE11102185      CE12011047      CE11102140      CE11110709  
CE11070949

There being no further business, the hearing was adjourned at **10:29 AM**.

  
SPECIAL MAGISTRATE

ATTEST:

  
Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services