

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
FORT LAUDERDALE CITY HALL  
ROSE-ANN FLYNN PRESIDING  
APRIL 19, 2012  
9:00 A.M. – 10:46 A.M.**

**Staff Present:**

Mary Allman, Secretary, Special Magistrate  
Brian McKelligett, Clerk of Special Magistrate – Supervisor  
Skip Margerum, Code Enforcement Supervisor  
Lori Grossfeld, Clerk III  
Erin Saey Peck, Clerk III  
Ginger Wald, Assistant City Attorney  
Tammy Arana, Fire Inspector  
Frank Arrigoni, Building Inspector  
Stephanie Bass, Code Enforcement Officer  
Andre Cross, Code Enforcement Officer  
Alejandro DelRio, Code Enforcement Officer  
Ingrid Gottlieb, Code Enforcement Officer  
Jorg Hruschka, Building Inspector  
Todd Hull, Code Enforcement Officer  
Karl Lauridsen, Landscape Inspector  
Wilson Quintero, Code Enforcement Officer  
Mary Rich, Code Enforcement Officer  
Richard Thompson, Building Inspector  
Salvatore Viscusi, Code Enforcement Officer

**Respondents and Witnesses**

CE11121004: Mary Kerr, owner; Raymond Goffernat  
CE12031365: Linda Socolow, attorney  
CE12021188: Phillip Seager, owner; Bernard Santini, owner's brother  
CE12030005; CE12030011: Edwin Johnson, owner  
CE11111731: Imogene Farquharson, owner; Djenaba Dillon, owner  
CE11100240: Constantin Foca, owner  
CE11111980: Arthur Maus, owner  
CE11071959: Melvyn King, owner  
CE12030623: Aura Nunez, owner's relative  
CE11101284: Mike Osceola, owner; John Hill, agent  
CE12020733: Yoav Peretz, realtor  
CE11041727: Eugenie Saint Vil, owner; Edeline Theodore, owner's niece  
CE11101919: Maureen Diaz, owner  
CE11120769: Joanne Galipault, bank representative  
CE11072360: Frederick Reimer. Owner

CE10081705; CE10081707; CE10081708; CE10081709; CE10081710: Robert Lettman, owner  
CE11121581: Kenneth Frank, owner  
CE10091946: Ronald Liu, owner  
CE11111056: Michael Bonadio, owner  
CT09062230; CE09032348: Kathleen Ambridge, realtor

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: CE11111980**

1216 Northeast 2 Street  
MAUS, ARTHUR J & KAREN N

Certified mail sent to the owner was accepted on 3/23/12. Service was also via posting at City Hall on 4/5/12.

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

THE FOLLOWING BUILDING PERMITS ARE EXPIRED.  
00070250 (NEW POOL)  
10061954 (WOOD FENCE)

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

Arthur Maus, owner, said he had run out of money when rebuilding the fence. Inspector Arrigoni said Mr. Maus must renew the permit or close it to comply.

Mr. Maus said he had built the pool himself years ago and it had passed all inspections. Inspector Arrigoni said the City did not have evidence that the permit was ever signed off.

Mr. Maus requested 90 days.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day would begin to accrue.

**Case: CE11101284**

1329 Northwest 3 Avenue  
OSCEOLA, L MIKE II

This case was first heard on 2/2/12 to comply by 3/1/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,000 and the City was recommending a \$260 fine be imposed.

John Hill, owner's agent, requested the fines be waived. He stated Lowes had been responsible for the permit.

Ms. Flynn imposed a \$260 fine.

**Case: CE11071959**

Request for extension

1244 Northwest 7 Terrace  
KING, MELVYN

This case was first heard on 12/15/11 to comply by 2/16/12. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 4/20/12.

Melvyn King, owner, requested more time.

Ingrid Gottlieb, Senior Code Enforcement Officer, said the carport had been enclosed illegally and the permit process had stalled.

Mr. King said he had painted the house and addressed other code violations.

Ms. Flynn granted a 28-day extension during which time no fines would accrue and ordered the respondent to reappear at that hearing.

**Case: CE11101919**

1565 W Sunrise Blvd  
SUNLAND STATION INC

This case was first heard on 2/16/12 to comply by 3/15/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$275 and the City was recommending the full fine be imposed.

Frank Arrigoni, Building Inspector, recommended reducing the fine to \$260.

Maureen Diaz, owner, agreed to the fine reduction.

Ms. Flynn imposed a \$260 fine.

**Case: CE11111731**

1028 Northwest 12 Street  
FARQUHARSON, IMOGENE

Certified mail sent to the owner was accepted on 3/23/12. Service was also via posting at City Hall on 4/5/12.

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

THE FOLLOWING BUILDING PERMITS ARE EXPIRED.  
97101602 (ROOF REPLACE)  
10060523 (WINDOW / DOOR REPLACE)  
10061772 (SHUTTERS)

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

Djenaba Dillon, owner, asked for additional time. She said contractors had cheated them.

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

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

**Case: CE10081705**

1805 Northwest 51 Place # 2  
ZELEY AVIATION  
C/O ROBERT LETTMAN

Request for extension

This case was first heard on 10/7/10 to comply by 12/16/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 4/20/12.

Robert Lettman, owner, explained they were the lessees. He stated they were demolishing and rebuilding the structures. Mr. Lettman said they had modified the original plans and the City Commission needed to approve the new plans. He requested 180 days.

Tammy Arana, Fire Inspector, agreed to a 182-day extension.

Ms. Flynn granted a 182-day extension during which time no fines would accrue.

**Case: CE10081707**

Request for extension

1805 Northwest 51 Place # 8  
ZELEY AVIATION  
C/O ROBERT LETTMAN

This case was first heard on 10/7/10 to comply by 12/16/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 4/20/12.

Ms. Flynn granted a 182-day extension during which time no fines would accrue.

**Case: CE10081708**

Request for extension

1805 Northwest 51 Place # 7  
ZELEY AVIATION  
C/O ROBERT LETTMAN

This case was first heard on 10/7/10 to comply by 12/16/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 4/20/12.

Ms. Flynn granted a 182-day extension during which time no fines would accrue.

**Case: CE10081709**

Request for extension

1805 Northwest 51 Place  
ZELEY AVIATION  
C/O ROBERT LETTMAN

This case was first heard on 10/7/10 to comply by 12/16/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 4/20/12.

Ms. Flynn granted a 182-day extension during which time no fines would accrue.

**Case: CE10081710**

Request for extension

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

This case was first heard on 10/7/10 to comply by 12/16/10. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 4/20/12.

Ms. Flynn granted a 182-day extension during which time no fines would accrue.

**Case: CT09062230**

5831 Northeast 18 Avenue  
WILLIAMS, ANGELA

This was a request to vacate the Final Order dated 8/20/09 and the Order Imposing Fines dated 3/18/10.

Ms. Flynn vacated the Final Order dated 8/20/09 and the Order Imposing Fines dated 3/18/10.

Kathleen Ambridge, realtor, requested a copy of the paperwork.

**Case: CE09032348**

5831 Northeast 18 Avenue  
WILLIAMS, ANGELA

This was a request to vacate the Final Order dated 6/18/09 and the Order Imposing Fines dated 10/15/09.

Ms. Flynn vacated the Final Order dated 6/18/09 and the Order Imposing Fines dated 10/15/09.

**Case: CE10091946**

2550 Northwest 19 Street  
LIU, RONALD LIU, ANN

This case was first heard on 4/7/11 to comply by 5/5/11. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$5,500 fine, which would continue to accrue until the property complied.

Ingrid Gottlieb, Senior Code Enforcement Officer, was unsure of the status of the property.

Ronald Liu, owner, said he had completed the fence and repainted some of the house. He said he could not afford to fix the soffit because he had three years' worth of tax bills to pay first. The soffit repair would cost approximately \$900.

Officer Gottlieb said Mr. Liu should find some resources to help.

Ms. Wald said the property would probably go to a tax deed sale since the tax bill was three years late. She objected to any further extension.

Officer Gottlieb said she would reinspect the property later in the day.

Ms. Flynn imposed the \$5,500 fine, which would continue to accrue until the property complied.

**Case: CE12030005**

845 E Dayton Cir  
JOHNSON, EDWIN R & CHANDRAL V

Service was via posting on the property on 3/29/12 and at City Hall on 4/5/12.

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

THERE ARE DERELICT VEHICLES, BEING STORED ON THE  
SIDE YARD OF THE PROPERTY.

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

Edwin Johnson, owner, requested 20 days. He said one of the vehicles had been towed away. Mr. Johnson said he had the registration for the trailer; he would renew the registration for the white truck and the grey truck

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day would begin to accrue.

**Case: CE12030011**

845 E Dayton Cir  
JOHNSON, EDWIN R & CHANDRAL V

Service was via posting on the property on 3/29/12 and at City Hall on 4/5/12.

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

THERE IS AN ACCUMULAITON OF BRICKS, RUBBISH AND  
DEBRIS BEING STORED ON THE EXTERIOR FRONT AND SIDE  
YARDS OF THE PROPERTY.

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

Edwin Johnson, owner, said the bricks would be used on the property and they had been moved.

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

**Case: CE12030623**

1300 Northeast 1 Avenue  
SIGARAN, GERALDO M JR

Service was via posting on the property on 4/3/12 and at City Hall on 4/5/12.

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 SINGLE FAMILY HOUSE.

Officer Gottlieb presented photos of the property and the case file into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day.

Aura Nunez, the owner's relative, agreed to comply within 28 days.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day would begin to accrue.

**Case: CE11100240**

1120 Northeast 9 Avenue  
FOCA, CONSTANTIN & VIORICA  
C/O NORTHDADE & FAIRMONT APTS

This case was first heard on 1/19/12 to comply by 2/2/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,350 and the City was recommending no fine be imposed.

Frank Arrigoni, Building Inspector, recommended no fine be imposed because no permit was required to do the work.

Constantin Foca, owner, thanked Ms. Flynn.

Ms. Flynn imposed no fine.

**Case: CE11072360**

1705 Northwest 6 Avenue  
REIMER, FRED

This case was first heard on 10/6/11 to comply by 11/17/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$1,700 and the City was recommending the full fine be imposed.

Ingrid Gottlieb, Senior Code Enforcement Officer, recommended imposing the \$1,700 fine.



Frederick Reimer, owner, said he had hired someone to clean up a concrete slab that a previous owner had poured on the property. He had eventually needed to have the driveway removed and the gravel graded. Mr. Reimer had thought the gravel area was complied but it was not so he had done additional work. He stated Officer Gottlieb had missed an appointment to reinspect the property. Officer Gottlieb said she had re-inspected the property and found it was still not complied when Mr. Reimer was not present.

Ms. Flynn imposed a \$500 fine.

**Case: CE11120769**

1611 Northeast 59 Place  
BUTCHKO, RALPH & GRIMES, CHARLES

Certified mail sent to the owner was accepted on 3/26/12. Service was also via posting at City Hall on 4/5/12.

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

WINDOW / DOOR REPLACEMENT PERMIT 04100632 IS EXPIRED.

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

Joanne Galipault, bank representative, said the property was in foreclosure. She stated the bank did not yet have title and requested 60 days. She explained to Ms. Wald that the bank did not have a summary judgment yet.

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

**Case: CE12031365**

401 N Ft Laud Beach Blvd  
CAPRI HOTEL LLC

Certified mail sent to the owner was accepted on 3/27/12. Service was also via posting at City Hall on 4/5/12.

Tammy Arana, Fire Inspector, testified to the following violation:  
F-111.1.3

THE SMOKE CONTROL SYSTEM HAS NOT BEEN CERTIFIED ANNUALLY  
BY A BROWARD COUNTY LICENSED TEST AND BALANCE COMPANY.

Inspector Arana recommended ordering compliance within 182 days or a fine of \$250 per day. She stated this would be the last extension because the hotel had fired the last test and balance company after the permit had been pulled, believing that the City would not check.

Linda Socolow, attorney, agreed her client would comply.

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

**Case: CE11121581**

1930 E Sunrise Blvd  
1930 SUNRISE INTEREST INC

Certified mail sent to the owner was accepted on 3/26/12. Service was also via posting at City Hall on 4/5/12.

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

THE FOLLOWING PERMITS ARE EXPIRED.  
96011909 BUILDING (DUMPSTER ENCLOSURES)  
02100037 MECHANICAL (EXHAUST FANS)  
03062242 BUILDING (ALTERATION)  
06041957 MECHANICAL (DRAIN LINES)  
07041992 MECHANICAL (REPLACE A/C)  
10071845 BUILDING (SIGN)

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

Kenneth Frank, owner, requested 91 days. He said the tenants needed to have the contractors finalize the permits.

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

**Case: CE11121004**

201 Southwest 11 Court  
KERR, MARY ANNE & KERR, LOIS

Service was via posting on the property on 3/28/12 and at City Hall on 4/5/12.

Todd Hull, Code Enforcement Officer, testified to the following violation:  
9-307(c)

THERE ARE WINDOWS ON THE STRUCTURE AT THIS

OCCUPIED RESIDENCE THAT HAVE BEEN BOARDED AND  
IMPROPERLY ENCLOSED.

Officer Hull said work was progressing. He 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.

Raymond Goffernat agreed to comply.

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

**Case: CE12021188**

715 Northeast 15 Avenue  
SEAGER, PHILLIP L

Service was via posting on the property on 3/24/12 and at City Hall on 4/5/12.

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

THERE IS RUBBISH TRASH AND DEBRIS STORED IN THE  
CAR PORT, INCLUDING BUT NOT LIMITED TO A  
REFRIGERATOR, BROKEN FURNITURE, BUCKETS, BOXES,  
DISCARDED PLASTIC ITEMS, ETC.

Officer DelRio 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.

Phillip Seager, owner, agreed to comply within 28 days.

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

**Case: CE11111056**

5111 Northeast 15 Avenue  
BONADIO, MICHAEL

Service was via posting on the property on 3/26/12 and at City Hall on 4/5/12.

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

PAVING PERMIT 05012176 IS EXPIRED.

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

Michael Bonadio, owner, said he had been undergoing cancer treatments and was living on disability. He stated a previous owner had installed the driveway. He had put the house up for sale because he could not afford to live there any longer.

Inspector Arrigoni said Mr. Bonadio had been very hostile to him and told him to stay off his property.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day would begin to accrue.

**Case: CE11041727**

1534 Northwest 8 Avenue  
SAINT VIL, EUGENIE JOSEPH, PHILOMENE

This case was first heard on 8/4/11 to comply by 10/6/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$325 and the City was recommending the full fine be imposed.

Edeline Theodore, the owner's niece, said they did not understand why there was a fine because they had appeared to request additional time.

Mr. McKelligett recommended no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE12020484**

1119 Northwest 14 Court  
SUFRA, SAMUEL & ROZETTE PHANORD

Service was via posting on the property on 3/21/12 and at City Hall on 4/5/12.

Wilson Quintero, Code Enforcement Officer, testified to the following violations:

9-280(f)

THE PLUMBING ON THIS SINGLE FAMILY RESIDENCE DWELLING IS NOT MAINTAINED IN GOOD SANITARY WORKING CONDITION, THERE IS A SMALL LEAK ON THE MAIN DWELLING FAUCET LOCATED ON THE FRONT OF THE DWELLING.

9-280(g)

ELECTRICAL WIRES AND ACCESSORIES ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE ELECTRICAL METER BOX, NO COVER, FIXTURES IN DISREPAIR INSIDE OF THE KITCHEN, APPLIANCES NOT WORKING PROPERLY (STOVE AND A.C.).

9-280(h)(1)

THERE IS A CHAIN LINK FENCE IN DISREPAIR ON THIS SINGLE FAMILY RESIDENCE DWELLING, INCLUDING BUT NOT LIMITED TO SECTIONS NOT ATTACHED TO THE MAIN FENCE.

Officer Quintero presented photos of the property and the case file into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

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

**Case: CE10042206**

533 Northeast 3 Avenue  
SOLE AT FORT LAUD CONDO ASSN INC

Service was via posting on the property on 3/15/12 and at City Hall on 4/5/12.

Karl Lauridsen, Landscape Inspector, testified to the following violation:  
47-21.8.A.

REPLACEMENT OF DEAD LANDSCAPE MATERIALS. PERMIT  
10081251 PLANS SUBMITTED FAILED PLAN REVIEW  
CORRECTED PLANS NOT RESUBMITTED.

Inspector Lauridsen recommended ordering compliance within 28 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day would begin to accrue.

**Case: CE11120720**

712 Southwest 4 Place  
WINER, RICHARD

Service was via posting on the property on 3/28/12 and at City Hall on 4/5/12.

Todd Hull, Code Enforcement Officer, testified to the following violation:  
8-148(a)

VESSEL BAREFOOT CONTESSA DOCKED BEHIND THIS  
RESIDENCE IS IN UNSIGHTLY AND DETERIORATING  
CONDITION. THERE IS  
PEELING/CHIPPING EXTERIOR WOOD AND PAINT. THERE  
ARE TATTERED TARPS HANGING OFF THE SIDE OF THE VESSEL.

Officer Hull 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.

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

**Case: CE12021626**

824 Southeast 6 Court  
BISCUP, ROBERT S & HILL, MARGARET A

Service was via posting on the property on 4/2/12 and at City Hall on 4/5/12.

Todd Hull, Code Enforcement Officer, testified to the following violation:

18-11(b)

THE POOL AT THIS VACANT PROPERTY IS FILLED WITH  
GREEN, DIRTY AND STAGNANT WATER.

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

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

**Case: CE11102185**

700 Northwest 13 Street  
WEBB, YVETTE

Service was via posting on the property on 3/31/12 and at City Hall on 4/5/12.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violation:

9-280(b)

THERE ARE BROKEN WINDOWS AND A LARGE HOLE IN THE  
EXTERIOR WALL OF THE BUILDING.

Complied:

9-280(g)

9-313(a)

Officer Gottlieb presented photos of the property and the case file into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day.

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

**Case: CE12031508**

1141 North Andrews Avenue  
RIEGEL, DONNA L H/E RIEGEL, LEONA F

Service was via posting on the property on 4/3/12 and at City Hall on 4/5/12.

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

THERE IS OVERGROWTH AND LITTER ON THE PROPERTY AND SWALE OF THIS SINGLE FAMILY HOME. THE PROPERTY IS NOT BEING MAINTAINED ON A REGULAR BASIS, AND THIS IS A RECURRING VIOLATION OF CASE # CE11090752. THIS CASE MAY BE PRESENTED TO THE SPECIAL MAGISTRATE EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING.

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.

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

**Case: CE12021330**

1345 Northwest 4 Avenue  
BANK OF NEW YORK MELLON  
C/O KASS, SHULER, SOLOMON, SPECTOR

Service was via posting on the property on 3/19/12 and at City Hall on 4/5/12.

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

THE WOOD PICKETT FENCE ON THIS PROPERTY IS IN DISREPAIR AND THERE ARE SECTIONS THAT ARE MISSING.

Officer Viscusi 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.

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

**Case: CE12021317**

1344 Northwest 4 Avenue  
CABRERA, DANIEL E & RABEN, ROBERT

Certified mail sent to the owner was accepted on 3/29/12. Service was also via posting at City Hall on 4/5/12.

Sal Viscusi, Code Enforcement Officer, testified to the following violations:  
47-21.8.A.

THERE ARE AREAS OF MISSING/ DEAD GROUND COVER ON THIS PROPERTY.

9-280(h)(1)

THE CHAIN LINK FENCE THAT SURROUNDS THIS ENTIRE PROPERTY IS IN DISREPAIR.

9-304(b)

THERE ARE NUMEROUS VEHICLES BEING PARKED/ STORED ON GRASS COVERED SURFACES AND THE GRAVEL DRIVEWAYS ON THE FRONT AND REAR YARDS ARE IN DISREPAIR AND ARE NOT BEING MAINTAINED.

Officer Viscusi 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.

Ms. Flynn 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: CE12021105**

1341 Northwest 4 Avenue  
KREVOY, CARY

Certified mail sent to the owner was accepted on 4/3/12. Service was also via posting at City Hall on 4/5/12.

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

9-304(b)

THE GRAVEL DRIVEWAY ON THIS VACANT/ UNOCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE ARE GAPS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH AND THERE IS GRASS GROWING THROUGH IT.

Officer Viscusi 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.

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

**Case: CE11100232**

12 Southeast 7 Street  
COURTHOUSE PLACE LLC

Service was via posting on the property on 3/21/12 and at City Hall on 4/5/12.

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 10100542 - TO INSTALL WALL SIGN NON  
ELECTRICAL

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

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

**Case: CE11101981**

414 Southeast 12 Court  
OLSEN, JONATHAN & FRAMPTON, SEAN

Service was via posting on the property on 3/21/12 and at City Hall on 4/5/12.

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:  
PERMIT 09101171 TO STRAP EXTERIOR CONDUIT TO  
BUILDING AND ADD SWITCH FOR INSTA HOT WATERHEATER  
PERMIT 10030800 TO CUT WALL FOR 3 WALL AC UNITS  
SFR

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

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

**Case: CE11102013**

711 Southwest 15 Avenue  
LUMAX USA LLC

Service was via posting on the property on 3/22/12 and at City Hall on 4/5/12.

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:  
PERMIT 10061984 - TO REPLACE APT 1,2 & 3 A/C UNITS

PERMIT 10110111 - TO INSTALL A FENCE WOOD 10 LF X 6  
FT WITH 4FT GATE  
PERMIT 11011459 TO ATF-TRIPLEX-INSTALLATION OF (2)  
VANITIES

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

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

**Case: CE12030003**

910 E Dayton Cir  
VERLEY, VALRESIA

Service was via posting on the property on 3/29/12 and at City Hall on 4/5/12.

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

THERE ARE SEVERAL DERELICT/INOPERABLE VEHICLES  
BEING STORED ON THE FRONT AND REAR EXTERIOR OF  
THIS OCCUPIED PROPERTY.

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

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

**Case: CE12020575**

524 Northwest 8 Avenue  
DRAGOSLAVIC, GORAN

Certified mail sent to the owner was accepted on 3/29/12. Service was also via posting at City Hall on 4/5/12.

Andre Cross, Code Enforcement Officer, testified to the following violation:  
47-34.1.A.1.

THERE IS OUTSIDE STORAGE OF BOXES, CLOTHING,  
APPLIANCES AND MISCELLANEOUS ITEMS STORED ON THE  
PROPERTY AND IS NOT MAINTAINED.

Complied:  
FBC 105.1

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

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

**Case: CE12020733**

1345 Northeast 5 Terrace  
SPIRIT INVESTMENT LLC

Certified mail sent to the owner was accepted on 3/29/12. Certified mail sent to registered agent was accepted on 3/29/12.

Violations:  
9-307(a)

THERE ARE BROKEN WINDOWS ON THE VACANT PROPERTY  
THAT ARE NOT IN A TIGHT-FITTING AND WEATHERPROOF MANNER.

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$50 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

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

**Case: CE12021145**

1404 Northwest 5 Avenue  
TRAN, ROGER H

Certified mail sent to the owner was accepted on 3/31/12. Service was also via posting at City Hall on 4/5/12.

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

THE WHITE PICKET FENCE ON THE PROPERTY HAS MISSING  
SLATS AND IS LEANING AND IS IN GENERAL DISREPAIR.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day would begin to accrue.

**Case: CE12021299**

1413 Northwest 5 Avenue  
MAD COW PROPERTIES LLC

Service was via posting on the property on 3/28/12 and at City Hall on 4/5/12.

Andre Cross, Code Enforcement Officer, testified to the following violation:  
47-21.8.A.

THERE ARE AREAS OF DEAD AND MISSING GROUND COVER  
ON THE PROPERTY NOT MAINTAINED.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day.

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

**Case: CE12021342**

1440 Northwest 5 Avenue  
ALBRIN RENTAL PROPERTIES INC

Certified mail sent to the owner was accepted on 3/29/12. Service was also via posting at City Hall on 4/5/12.

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

THE WOOD FENCE ON THE PROPERTY HAS MISSING SLATS,  
A BROKEN SUPPORT POST AND IS GENERAL DISREPAIR.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day would begin to accrue.

**Case: CE12021355**

1504 Northwest 5 Avenue  
HERTZ, BRAD

Certified mail sent to the owner was accepted on 3/29/12. Service was also via posting at City Hall on 4/5/12.

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

9-306

THERE IS DIRTY AND MILDEW STAINED PAINT ON THE BUILDING.

9-308(b)

THE ROOF TILE ARE DIRTY AND MILDEW STAINED AND ARE NOT MAINTAINED IN A CLEAN CONDITION.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation would begin to accrue.

**Case: CE12030381**

300 W Sunrise Blvd  
SUNRISE 300 LLC

Certified mail sent to the owner was accepted on 3/31/12. Service was also via posting at City Hall on 4/5/12

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

47-19.4.C.1

THE DUMPSTER AT THE ABOVE PLAZA REMAINS OUTSIDE THE DUMPSTER ENCLOSURE AT ALL TIMES, PLACED IN THE ROADWAY OF THE CUL-DE-SAC.

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

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

**Case: CE11102127**

4525 Northeast 21 Avenue  
CORAL RIDGE LANDINGS II CONDO ASSN

Certified mail sent to the owner was accepted on 3/26/12 and certified mail sent to the registered agent was accepted on 3/23/12.

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

FBC(2007) 105.10.3.1

PAVING PERMIT 05092782 IS EXPIRED.

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

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

**Case: CE09101778**

3200 North Federal Highway  
STANLEY R GUMBERG TR  
C/O GUMBERG ASSET MGMT

Certified mail sent to the owner was accepted on 3/26/12. Service was also via posting at City Hall on 4/5/12.

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

FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS HAVE EXPIRED W/O PASSING ALL  
REQUIRED INSPECTIONS.

07100864 MECHANICAL (10T A/C REPLACEMENT) FOOT  
LOCKER- CLOSED 2/23/11

07030823 ELECTRICAL (SIGN) #408- CLOSED 5/25/11

07030821 BUILDING (SIGN) #408- CLOSED 5/25/11

06101026 MECHANICAL (A/C REPLACEMENT) OLD  
NAVY-CLOSED 9/15/11

06091334 BUILDING (BEAM REPAIR) NE. CORNER OF  
MALL- CLOSED 11/4/9

06072141 PLUMBING (REP. FIRE SPRINKLER HEADS)  
#207-CLOSED 3/29/11

06042430 MECHANICAL (REPLACE FIRE SUPP.SYSTEM)-  
VOID 7/25/11

06032914 BUILDING (INTER.RENOVATIONS) FOOT  
LOCKER- CLOSED 5/25/11

06011635 BUILDING (16'X16' CANOPY)- EXPIRED

05040657 ELECTRICAL (UNDERGROUND WIRING)-CLOSED  
12/14/09

05033243 ELECTRICAL (SIGN) #607- VOID 11/4/9

05021234 PLUMBING (METER) #201- CLOSED 10/30/09

04110470 ELECTRICAL (SIGN) JAMBA JUICE- CLOSED  
5/26/11

04110468 BUILDING (SIGN) JAMBA JUICE- CLOSED  
6/2/11

04110264 BUILDING (LOADING DOCK)MARSHALLS-  
EXPIRED

04101713 ELECTRICAL (METER) #408- VOID 10/28/09

04101631 ELECTRICAL (BURGLAR ALARM) #408-VOID

2/3/11  
04101376 ELECTRICAL (BURGLAR ALARM) #604B- VOID  
1/6/11  
04091275 ELECTRICAL (FIRE ALARM) #605- CLOSED  
6/1/11  
04091272 ELECTRICAL (FIRE ALARM) #603- CLOSED  
6/1/11  
04080649 MECHANICAL (5T A/C SYS) #607- CLOSED  
10/29/09  
04072090 ELECTRICAL (SIGN) CARTER'S #604B- CLOSED  
1/5/12  
04072088 BUILDING (SIGN) " " - CLOSED  
1/5/12  
04011343 MECHANICAL (5T A/C SYS)#506 NOURI'S-  
CLOSED 3/7/11  
03100854 PLUMBING (BACKFLOW RECERT.)- CLOSED  
1/19/10  
01101101 BUILDING (SIGN) #404 NAIL MART- CLOSED  
8/5/11  
01082163 MECHANICAL (7.5T A/C) #179- VOID 2/22/12  
01062022 BUILDING (SIGN) #602 FYE MUSIC- VOID  
11/5/09  
00110061 MECHANICAL (8.5T A/C) #410- VOID 2/22/12  
00101118 BUILDING (SIGN) #410 BON WORTH- CLOSED  
2/4/10  
00080830 BUILDING (SIGN) #501 OLD NAVY- EXPIRED  
00061281 BUILDING (SIGN) #501- EXPIRED  
00030279 BUILDING (CONC. PAD BUS SHELTERS)-  
EXPIRED  
00011528 BUILDING (SIGN) WARREN'S BARBER- CLOSED  
8/5/11  
00011511 BUILDING (SIGN) CERVINI HAIR & COLOR-  
CLOSED 8/5/11  
99070619 BUILDING (ROOF) REMODEL BLDG. 600- CLOSED  
3/28/12  
99051596 BUILDING (5 SIGNS) CORAL RIDGE MALL- VOID  
2/7/11  
99031847 BUILDING (SHUTTERS)- EXPIRED  
98102126 BUILDING (SIGN) #301 MARSHAL'S- EXPIRED  
98101641 BUILDING (REROOF)- VOID 11/3/9  
97121432 BUILDING (SIGN) GREAT WESTERN- VOID  
12/30/10  
97081691 BUILDING (SEPERATION WALL) #600 EINSTEIN  
BAGEL-EXPIRED  
97010482 PLUMBING (FIRE SPRINKLERS)- VOID 9/13/11

96120965 BUILDING (REROOF)- EXPIRED  
96082089 BUILDING (ROOF REPAIR) FLASHING- VOID  
8/16/11

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

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

**Case: CE11110979**

3061 Northeast 49 Street  
HYACINTH HOUSE CONDO ASSN INC

Certified mail sent to the owner was accepted on 3/24/12. Service was also via posting at City Hall on 4/5/12.

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

THE FOLLOWING PERMITS ARE EXPIRED.  
04121046 MECHANICAL (RELOCATE CONDENSING UNITS)  
05032170 BUILDING (WINDOW REPLACEMENT)

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

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

**Case: CE11111747**

4207 Northeast 34 Avenue  
LALJI, DAVID

Certified mail sent to the owner was accepted on 3/29/12. Service was also via posting at City Hall on 4/5/12.

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

THE FOLLOWING BUILDING PERMITS ARE EXPIRED.  
04102142 (PAVING)  
06062364 (ADDITION)

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



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

**Case: CE11120704**

3003 Terramar Street  
BIRCH SQUARE CONDO ASSOC

Service was via posting on the property on 3/26/12 and at City Hall on 4/5/12.

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

THE FOLLOWING PERMITS ARE EXPIRED.  
03010898 BUILDING (ALTERATION)  
05080536 BUILDING (ALTERATION)  
06061150 MECHANICAL (REPLACE A/C)

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

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

**Case: CE11121881**

4520 Northeast 18 Avenue  
BURKETT-SCHOLL PROPERTIES II

Certified mail sent to the owner was accepted on 3/23/12. Service was also via posting at City Hall on 4/5/12.

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

THE FOLLOWING PERMITS ARE EXPIRED.  
10031377 MECHANICAL (REPLACE A/C)  
11030927 BUILDING (DEMO)  
11041235 ELECTRICAL (DEMO)

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

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

**Case: CE11121948**

1840 Northwest 27 Avenue  
WELLS FARGO BANK

Certified mail sent to the owner was accepted on 3/26/12. Service was also via posting at City Hall on 4/5/12.

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

FBC(2007) 105.10.3.1

PAVING PERMIT 06092808 IS EXPIRED.

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

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

**Case: CE12022009**

3303 W Commercial Blvd  
THE EXCHANGE OF FT LLC  
C/O CF PROPERTY MGT

Certified mail sent to the owner was accepted on 3/27/12.

Tammy Arana, Fire Inspector, testified to the following violation:

NFPA 101:39.3.4.1

THIS BUSINESS DOES NOT HAVE A F/A SYSTEM IN ACCORDANCE WITH SECTION 9.6 AS REQUIRED BY NFPA 101:39.3.4.1.

Inspector Arana said a permit had been issued. She recommended ordering compliance within 182 days or a fine of \$250 per day.

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

**Case: CE12022010**

3323 W Commercial Blvd  
THE EXCHANGE OF FT LLC  
C/O CF PROPERTY MGT

Certified mail sent to the owner was accepted on 3/27/12.

Tammy Arana, Fire Inspector, testified to the following violation:

NFPA 101:39.3.4.1

THIS BUSINESS DOES NOT HAVE A F/A SYSTEM IN ACCORDANCE WITH

SECTION 9.6 AS REQUIRED BY NFPA 101:39.3.4.1.

Inspector Arana recommended ordering compliance within 182 days or a fine of \$250 per day.

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

**Case: CE12022013**

3333 W Commercial Blvd  
THE EXCHANGE OF FT LLC  
C/O CF PROPERTY MGT

Certified mail sent to the owner was accepted on 3/27/12.

Tammy Arana, Fire Inspector, testified to the following violation:  
NFPA 101:39.3.4.1

THIS BUSINESS DOES NOT HAVE A F/A SYSTEM IN ACCORDANCE WITH  
SECTION 9.6 AS REQUIRED BY NFPA 101:39.3.4.1.

Inspector Arana recommended ordering compliance within 182 days or a fine of \$250 per day.

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

**Case: CE12022064**

840 Northwest 57 Place  
BAER INVESTMENT MANAGEMENT LP

Certified mail sent to the registered agent was accepted on 3/27/12. Service was also via posting at City Hall on 4/5/12.

Tammy Arana, Fire Inspector, testified to the following violation:  
NFPA 1:13.3.2.1

SPRINKLER PROTECTION IS REQUIRED.

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

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

**Case: CE12022073**

1032 Northwest 1 Avenue  
DRAGOSLAVIC GORAN

Service was via posting on the property on 3/28/12 and at City Hall on 4/5/12.

Tammy Arana, Fire Inspector, testified to the following violation:

NFPA 101:31.3.4.5.1

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN  
ACCORDANCE WITH NFPA 101:31.3.4.5.1.

Complied:

NFPA 1:13.6.9.3.1.1.1

Inspector Arana recommended ordering compliance within 63 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day would begin to accrue.

**Case: CE12022078**

446 Southwest 4 Avenue  
KREUTLE, JOSEPH A

Certified mail sent to the owner was accepted on 3/30/12. Service was also via posting at City Hall on 4/5/12.

Tammy Arana, Fire Inspector, testified to the following violations:

NFPA 1:13.6.2

FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED IN ACCORDANCE WITH  
THE CODE.

NFPA 1:13.6.8.1.3.8.1

THE FIRE EXTINGUISHER(S) IS/ARE NOT MOUNTED ACCORDING TO  
THE CODE.

Complied:

FL Admin Code 69A-60.0081

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

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

**Case: CE12022081**

408 Northeast 2 Avenue  
LAS OLAS PROPERTIES INC

Certified mail sent to the owner was accepted on 3/27/12 and certified mail sent to the registered agent was accepted on 3/27/12.

Tammy Arana, Fire Inspector, testified to the following violations:

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.

NFPA 1:13.6.9.3.1.1.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12 MONTHS.

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

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

**Case: CE12031370**

918 Northwest 8 Avenue # B  
MJ INVESTMENT HOLDINGS INC

Service was via posting on the property on 3/29/12 and at City Hall on 4/5/12.

Tammy Arana, Fire Inspector, testified to the following violation:

F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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

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

**Case: CE12031384**

842 Southwest 2 Street  
AYDIN, HATICE & AYDIN, ERCAN

Certified mail sent to the owner was accepted on 3/27/12. Service was also via posting at City Hall on 4/5/12.

Tammy Arana, Fire Inspector, testified to the following violations:

NFPA 101:7.2.1.8.1

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

NFPA 101:7.9.2.1

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

NFPA 101:7.10.5.2.1

THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

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

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

**Case: CE12031387**

630 Northwest 10 Terrace  
P E INVESTMENTS I LLC

Certified mail sent to the owner was accepted on 3/27/12. Service was also via posting at City Hall on 4/5/12.

Tammy Arana, Fire Inspector, testified to the following violation:

NFPA 1:13.6.2

FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED IN ACCORDANCE WITH  
THE CODE.

Inspector Arana recommended ordering compliance within 63 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day would begin to accrue.

**Case: CE11120307**

2531 Gulfstream Ln  
MINNICK, DONALD EST

This case was first heard on 2/16/12 to comply by 2/26/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$5,200 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$5,200 fine, which would continue to accrue until the property complied.

**Case: CE11032870**

1430 S Ocean Drive  
ALEXANDER L DOMB TR DOMB, ALEXANDER

This was a request to vacate the Order dated 6/2/11.

Ms. Flynn vacated the Order dated 6/2/11.

**Case: CE11091564**

2915 Center Avenue  
DONAHOE, SHEILA B

This case was first heard on 1/19/12 to comply by 2/16/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,125 and the City was recommending no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE12010395**

704 Southeast 7 Street  
LITTLE BOSS HOLDINGS

This case was first heard on 3/1/12 to comply by 3/11/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$800 and the City was recommending no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE11110872**

725 Northwest 4 Avenue  
WORD, TONY JR

This case was first heard on 2/16/12 to comply by 3/15/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,500 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$3,500 fine, which would continue to accrue until the property complied.

**Case: CE11120959**

2117 Northeast 61 Court  
STEFANESCU-GROSS, ADRIANA

This case was first heard on 2/16/12 to comply by 2/26/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$3,500 and the City was recommending no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE11110236**

5530 Northeast 26 Avenue  
ISMAILOGLU, KIMBERLY B &  
ISMAILOGLU, MEHMET B

This case was first heard on 2/16/12 to comply by 3/1/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,450 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$2,450 fine, which would continue to accrue until the property complied.

**Case: CE11110451**

716 Northwest 7 Avenue  
A C D INSTALLATIONS INC

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 \$18,250 and the City was recommending a \$520 fine be imposed.

Ms. Flynn imposed a \$520 fine



**Case: CE11102233**

2471 Northwest 16 Street  
HARVIN, JESSIE JR

This case was first heard on 2/2/12 to comply by 3/1/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,450 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$2,450 fine, which would continue to accrue until the property complied.

**Case: CE11072350**

1433 Northeast 15 Avenue  
SAMU, JAMES  
Frank Arrigoni, Building Inspector,

This case was first heard on 11/17/11 to comply by 2/2/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,925 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$1,925 fine, which would continue to accrue until the property complied.

**Case: CE11090058**

1300 Southwest 18 Avenue  
KRETSCHMER, JOHN & RODRIGUEZ, TADJI

This case was first heard on 2/2/12 to comply by 3/1/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,225 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$1,225 fine, which would continue to accrue until the property complied.

**Case: CE11090508**

2430 E Sunrise Blvd  
KEYSTONE-FLORIDA PROPERTY HOLD  
C/O KRAVCO CO

This case was first heard on 2/2/12 to comply by 3/8/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$650 and the City was recommending a \$260 fine be imposed.

Ms. Flynn imposed a \$260 fine.

**Case: CE11101311**

1941 Northeast 51 Street  
BELLAGIO OF FT LAUD CONDO ASSN INC

This case was first heard on 2/2/12 to comply by 3/1/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$100 and the City was recommending no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE11101349**

48 Castle Harbor Isle  
QUIST, DONALD & DANA

This case was first heard on 2/16/12 to comply by 3/15/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$875 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$875 fine, which would continue to accrue until the property complied.

**Case: CE11101607**

1925 Northwest 9 Avenue  
CRP II-LAUDERDALE MANOR LLC

This case was first heard on 2/16/12 to comply by 3/15/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$300 and the City was recommending no fine be imposed.

Ms. Flynn imposed no 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:

CE12020299	CE12011418	CE12020392	CE12020400
CE12020402	CE12021828	CE12021301	CE12021107
CE12021120	CE11120785	CE12022168	CE12030010
CE12030875	CE12021006	CE12021110	CE12021333
CE12030372	CE12030597	CE12030903	CE11080165
CE11110678	CE11110723	CE11121592	CE11111795
CE11120465	CE11121604	CE11121627	CE11121843
CE12022005	CE11110709	CE12022068	CE12022070
CE12022074	CE12022076	CE12022086	CE12022090
CE12022091	CE12022093	CE12031366	CE12031372

CE12031375	CE12031376	CE12031377	CE12031379
CE12031381	CE12022083	CE11081906	CE11102036

**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:

CE12010191	CE11102219	CE12022419	CE11061808
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**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:

CE11041209	CE11091620	CE11110046	CE11120050
CE12022015			

**Cases Closed**

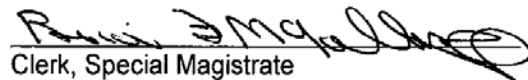
The below listed cases had been closed. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE11090137

There being no further business, the hearing was adjourned at **10:46 AM**.

  
Special Magistrate

ATTEST:

  
Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services