

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
FORT LAUDERDALE CITY HALL
H. MARK PURDY PRESIDING
MAY 17, 2012
9:00 A.M. – 11:10 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
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, Code Enforcement Officer
Todd Hull, Code Enforcement Officer
Wilson Quintero, Code Enforcement Officer
Mary Rich, Code Enforcement Officer
Ursula Thime, Senior Code Enforcement Officer
Ron Tetreault, Fire Inspector
Richard Thompson, Building Inspector
Salvatore Viscusi, Code Enforcement Officer
Aretha Wimberly, Code Enforcement Officer

Respondents and Witnesses

CE11061808: Jacquelyn Myrick, president of Fort Lauderdale CDC
CE10091292: Sean Sebastiani, manager
CE12032331: Mark Cheeley, owner
CE11120717: Mark Spillane, owner
CE11111082: Patrick Morey, owner
CE11101881: Betty Taylor, owner; Margarett Hayes, consultant; Janet Rotshtyn, owner
CE11111003: Michael Rahael, property manager
CE11110618: Aulder Brown, landlord
CE11071950: Amir Sattar, tenant; Kenneth Baily, owner
CE12030066: Sharon Bryant, property manager
CE11121870: Michael Rizzo, owner; Ely Benaim, partner
CE11121712: Thomas Tejada, owner

CE11071959: Melvyn King, owner
CE12020570: Thomas Taylor, owner
CE08121655: Tarek Bahlawan, tenant
CE11102016: Saeb Abdallah, owner
CE11110666: Fredrick Brathwaite, owner
CE12011846; CE12011849: Mehrzaw Amini, owner
CE11110375: Abe Borujerdi, owner
CE12011967: John Hopkins, attorney
CE11050398: Todd Tanner, contractor
CE12032324: Kenneth Leb, contractor
CE11082496: Paul Minoff, attorney
CE08110825: John Conway, owner's son
CE11082907: Wendy Hosoomel, owner; Manuel Hosoomel, owner
CE11062236: Jeffrey Estis, owner's agent

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: CE12030066

819 Northwest 3 Street
NEW MOUNT OLIVE MISSIONARY BAPTIST CHURCH INC

Certified mail sent to the owner was accepted on 4/17/12 and certified mail sent to the registered agent was accepted on 4/18/12.

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

THERE ARE AREAS OF BARE AND MISSING GROUND COVER
ON THE PROPERTY AND IS NOT BEING MAINTAINED.

9-280(h)(1)

THE CHAIN LINK FENCE ON THE PROPERTY HAS MISSING
AND BENT SUPPORT POST THAT HAS CAUSED THE CHAIN
LINK FENCE TO LEAN IN AREAS. THE CHAIN LINK FENCE
IS IN GENERAL DISREPAIR.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

Sharon Bryant, property manager, said the work was in progress and requested an extension.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation would begin to accrue.

Case: CE11061808

Rescheduled from 4/19/12

100 Northwest 14 Avenue
FORT LAUDERDALE COMMUNITY DEVELOPMENT

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 \$6,750 and the City was requesting a \$520 fine be imposed.

Richard Thompson, Building Inspector, recommended a \$520 fine.

Jacquelyn Myrick, president of Fort Lauderdale CDC, explained that they had also experienced a fire at the building and requested abatement of the fine.

Judge Purdy imposed a \$520 fine.

Case: CE11101881

Request for extension

601 Northwest 22 Rd
BETTYS SOUL FOOD INC

This case was first heard on 11/17/11 to comply by 5/17/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/18/12.

Margarette Hayes, consultant, said the owner had acquired funding through the Housing and Community Development Division of the City, and the funds would be used for a total kitchen upgrade. She said they had contracted with an equipment company and had the final drawings and specifications for the project. Bids were coming in for the construction work.

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

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

Case: CE11121712

1225 Northwest 2 Street
TEJADA, THOMAS

Service was via posting on the property on 4/23/12 and at City Hall on 5/3/12.

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

THE FOLLOWING PERMITS ARE EXPIRED.

01050547 BUILDING (WINDOW/DOOR REPLACEMENT)
10120822 PLUMBING (STORM DRAIN)- RENEWED 1/27/12
10120968 BUILDING (PAVING)- RENEWED 1/27/12

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

Thomas Tejada, owner, said two of the permits had been reopened and the work was being finalized. He requested time to obtain bids for the windows and doors.

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: 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 complied, fines had accrued to \$4,650 and the City was requesting the full fine be imposed.

Todd Tanner, contractor, said the fence was in compliance. He said there had been disagreement with the City regarding the code.

Ursula Thime, Senior Code Enforcement Officer, agreed there had been delays regarding the fence permit and recommended no fine be imposed.

Judge Purdy imposed no fine.

Case: CE11111082

600 Northeast 16 Avenue
MOREY, PATRICK E

Service was via posting on the property on 4/20/12 and at City Hall on 5/3/12.

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

THE FOLLOWING BUILDING PERMITS ARE EXPIRED.
04122078 WINDOWS
05010765 ALTERATION

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

Patrick Morey, owner, agreed to comply within 28 days.

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: CE12032324

4040 Galt Ocean Drive
OCEAN MANOR CONDO ASSOC

Certified mail sent to the owner was accepted on 4/17/12 and certified mail sent to the registered agent was accepted on 4/17/12.

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

NFPA 1:1.7.6.2 Fix

THE FIRE ALARM IS NOT FUNCTIONING AS DESIGNED AND INSTALLED.

NFPA 1:10.4.4

THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED
AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

Inspector Tetreault recommended ordering compliance within 112 days or a fine of \$150 per day, per violation.

Kenneth Leb, contractor, agreed to comply within 112 days.

Judge Purdy found in favor of the City and ordered compliance within 112 days or a fine of \$150 per day, per violation would begin to accrue.

Case: CE11071959

Ordered to reappear

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 5/18/12.

Melvyn King, owner, said he had removed the windows already.

Ingrid Gottlieb, Senior Code Enforcement Officer, said the windows had been installed in a garage that was an illegally enclosed carport. She displayed photos of the property. Officer Gottlieb said she must reinspect the property to confirm the windows had been removed.

Judge Purdy granted a 21-day extension during which time no fines would accrue.

Case: CE11062236

Request for extension

1509 North Andrews Avenue
TELFORT, GUY R

This case was first heard on 11/17/11 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 5/18/12.

Jeffrey Estis, owner's agent, said work was in progress, and requested a 60-day extension.

Ingrid Gottlieb, Senior Code Enforcement Officer, did not object to the request.

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

Case: CE11110618

700 Northwest 13 Street
WEBB, YVETTE

This case was first heard on 3/1/12 to comply by 4/5/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,075 fine, which would continue to accrue until the property complied.

Ingrid Gottlieb, Senior Code Enforcement Officer, said the owners were in the process of evicting the tenants, who had not paid rent for months. She agreed to comply 23-123, the garage sale violation, as of 4/5/12, as this activity had not recurred; this would eradicate the fines that had already accrued for that violation.

Aulder Brown, landlord, said the people occupying the apartment were not tenants, they were squatters, and he was in the process of evicting them. Mr. McKelligett recommended a 35-day extension.

Judge Purdy granted a 35-day extension to 6/21/12, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE11110375

3301 Northeast 57 Court
BORUJERDI, ABE

This case was first heard on 3/1/12 to comply by 4/19/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$525 and the City was requesting a \$260 fine be imposed.

Abe Borujerdi, owner, said the delay had been caused by a problem with the subcontractor.

Frank Arrigoni, Building Inspector, said the owner had only needed to renew the master permit. He confirmed the property was in compliance.

Judge Purdy imposed a \$260 fine.

Case: CE12032331

315 Southwest 7 Street
GEORGE, WILLIAM

Service was via posting on the property on 4/20/12 and at City Hall on 5/3/12.

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:31.3.4.5.1

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

Complied

FL Admin Code 69A-60.0081

Inspector Tetreault said he had spoken with the owner earlier and agreed to recommend ordering compliance within 91 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$250 per day would begin to accrue.

Case: CE11071950

745 Northwest 7 Avenue
LAUDERDALE LAND HOLDINGS LLC

This case was first heard on 12/15/11 to comply by 4/5/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$8,200 fine, which would continue to accrue until the property complied.

Amir Sattar, tenant, said most of the violations had been corrected. He said they were now working on the drainage system and requested an extension.

Andre Cross, Code Enforcement Officer, said the owners were waiting for Broward County to approve their project and recommended a 112-day extension.

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

Case: CE11120717

433 Northwest 1 Avenue
EIRE FTL LLC
C/O THE EIRE COMPANIES

Service was via posting on the property on 4/23/12 and at City Hall on 5/3/12.

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

THE FOLLOWING PERMITS ARE EXPIRED.
05041831 BUILDING (ALTERATION)
05041834 ELECTRICAL (REMODEL)
06050070 PLUMBING (WATER FOUNTAIN)

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

Mark Spillane, owner, agreed to comply.

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: CE11082496

4700 Northwest 10 Avenue
JPMORGAN CHASE BANK NA
C/O ADVANTA/CHASE MORTGAGE CO

Certified mail sent to the owner was accepted on 4/20/12.

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

FBC(2007) 105.10.3.1

ALTERATION PERMIT 06110444 FOR STUCCO IS EXPIRED

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

Paul Minoff, attorney, requested more time to remove the tenant and have the new sewer connected. Inspector Arrigoni remarked that this was a simple permit to obtain that required only final inspection.

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: CE08110825

Request for extension

5900 Northwest 9 Avenue
CONWAY, W C & ELEANOR A

This case was first heard on 4/2/09 to comply by 10/1/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$9,500 fine, which would continue to accrue until the property complied.

Sal Viscusi, Code Enforcement Officer, said the owner had ongoing issues with FPL regarding the roadway ingress/egress. The owner had applied for the wall permit but still needed a paving and drainage permit. He recommended a 35-day extension for a status report.

John Conway, the owner's son, agreed to the extension.

Judge Purdy granted a 35-day extension to 6/21/12, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE10091292

300 Southwest 1 Avenue
HISTORIC BRICKELL LTD

This case was first heard on 11/18/10 to comply by 8/19/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$103,200 and the City was requesting no fine be imposed.

Sean Sebastiani, manager, agreed to the fine abatement.

Judge Purdy imposed no fine.

Case: CE12020570

1404 Northeast 1 Avenue
TAYLOR, THOMAS A

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

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

9-280(b)

THE FRONT DOOR ON THIS HOUSE IS FALLING APART, AND IS NO LONGER WEATHERPROOF AND WATERTIGHT. THERE ARE BROKEN AND INOPERABLE WINDOWS.

9-306

THERE IS A HOLE IN THE WALL OF THE EXTERIOR OF THE STRUCTURE. THERE ARE AREAS OF MISSING AND PEELING

PAINT ON THE EXTERIOR OF THE STRUCTURE.
9-308(a)
THERE IS DAMAGED AND ROTTING SOFFIT AND FASCIA.

Officer Gottlieb presented photos of the property and the case file into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Thomas Taylor, owner, said he had taken care of most of the problems and was in the process of addressing the others. He requested one month. Officer Gottlieb suggested 63 days in case a permit was needed.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation would begin to accrue.

Case: CE12011967
3316 Northeast 38 Street
COHEN, LAWRENCE E & BARBARA F

Certified mail sent to the owner was accepted on 4/21/12.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2007) 105.10.3.1
MECHANICAL PERMIT 10071190 IS EXPIRED

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

John Hopkins, attorney, stated there was an ongoing insurance issue regarding the property. He requested additional time to settle the insurance issue. Inspector Arrigoni said the owner could renew the permit himself or change the contractor, and this could be done quickly. Mr. Hopkins said there were financial issues as well; the house was in foreclosure.

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

Case: CE11121870
1107 Northwest 2 Avenue
RIZZO, MICHAEL & BENAIM, VIVIAN

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

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violations:
47-21.8.A.

THERE ARE MISSING AREAS OF GROUND COVER. THE LANDSCAPING IS NOT BEING MAINTAINED.

9-280(b)

THERE ARE BROKEN AND INOPERABLE WINDOWS ON THE STRUCTURE. THERE ARE DOORS THAT ARE IN DISREPAIR, AND ARE NOT WEATHERPROOF AND WATERTIGHT.

9-280(g)

THERE IS EXPOSED WIRING ON THE EXTERIOR AND INTERIOR OF THE STRUCTURE.

Complied:

9-306

Officer Gottlieb stated significant progress had been made at the property. She presented photos of the property and the case file into evidence

Michael Rizzo, owner, said the property was now one of the nicest in the area. He described progress at the property and explained that vandals had broken windows more than once to enter the property. Mr. Rizzo showed his own photos of the property. Officer Gottlieb agreed to reinspect.

Judge Purdy continued the case to 6/21/12.

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.

Frank Arrigoni, Building Inspector, recommended no fine be imposed.

Wendy Hosoomel, owner, agreed to the fine abatement.

Judge Purdy imposed no fine.

Case: CE11111003

622 North Federal Highway
LONDON ASSOCIATES LTD ASSC TECH
ATT WINNDIXIE

Certified mail sent to the owner was accepted on 4/20/12.

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

THE FOLLOWING PERMITS ARE EXPIRED.
05030514 BUILDING (ALTERATION)
05101653 PLUMBING (FIRE SPRINKLER)
06051965 PLUMBING (NEW)
06101467 ELECTRICAL (NEW)
06111715 ELECTRICAL (LOW VOLT)-VOID 1/12/12
06112604 BUILDING (SIGN PIZZAZO'S)-VOID 1/12/12
06112646 ELECTRICAL (SIGN)-VOID 1/12/12
06121148 MECHANICAL (A/C)

Inspector Arrigoni recommended ordering compliance within 63 days or a fine of \$25 per day.

Michael Rahael, property manager, agreed to comply.

Judge Purdy found in favor of the City and ordered compliance within 63 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 and extensions were as noted in the agenda. The property was complied, fines had accrued to \$1,625 and the City was requesting a \$260 fine be imposed.

Michael Rahael, property manager, agreed to the fine reduction.

Judge Purdy imposed a \$260 fine.

Case: CE08121655

1447 Northwest 6 Street
JAMES, LOUIS

This case was first heard on 2/19/09 to comply by 3/19/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$30,600 fine, which would continue to accrue until the property complied.

Tarek Bahlawan, tenant, said the violations were complied; he had turned the convenience store back into a restaurant. He requested the fine imposition be considered at a later date.

Wanda Acquavella, Code Enforcement Officer, recommended imposition of the fines. She had visited the property the previous day and noted they were in the process of

converting the property back into a restaurant. She stated she would explain to Mr. Bahlawan how the fine reduction worked.

Ms. Wald noted the case had received multiple extensions and recommended imposition of the fines.

Judge Purdy imposed the \$30,600 fine, which would continue to accrue until the property complied.

Case: CE11102016

1715 Northeast 8 Street
ABDALLAH, SAEB H

This case was first heard on 3/1/12 to comply by 4/15/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$800 and the City was requesting no fine be imposed.

Saeb Abdallah, owner, thanked Judge Purdy for the fine abatement.

Judge Purdy imposed no fine.

Case: CE12031049

2149 Northeast 56 Place
SCHMIDTKE, DONNA

Service was via posting on the property on 4/23/12 and at City Hall on 5/3/12.

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

THERE ARE MULTIPLE UNLICENSED/DERELICT VEHICLES
INCLUDING, BUT NOT LIMITED TOO, SILVER CHEVY
CAMARO TAG BC8 965 EXPIRED 1/2012 ON PROPERTY.

Officer Rich said a recreational vehicle remained on the property. She 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: CE12021224

1408 Northwest 1 Avenue
BAPTELUS, WALSADE & BAPTELUS, ROSETTE

Service was via posting on the property on 4/23/12 and at City Hall on 5/3/12.

Todd Hull, Code Enforcement Officer, testified to the following violations:
18-7(b)

THIS PROPERTY HAS BEEN BOARDED WITHOUT THE
REQUIRED BOARDING CERTIFICATE.

9-280(h)(1)

CHAIN LINK FENCE IN DISREPAIR.

9-306

THE EXTERIOR OF THE BUILDING IS DIRTY AND STAINED.

Officer Hull 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, per violation.

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

Case: CE12031658

213 Southwest 9 Avenue
KOROPP, RANDALL H/E KAUTZ, MARTIN

Certified mail sent to the owner was accepted on 4/8/12.

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

18-11(b)

THE POOL AT THIS LOCATION IS FILLED WITH GREEN,
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.

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: CE12021226

1409 Northwest 1 Avenue
HEATH, RICHARD

Service was via posting on the property on 4/23/12 and at City Hall on 5/3/12.

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

9-280(h)(1)

THE WOOD FENCE ON THE PROEPRTY IS IN DISREPAIR.

9-308(b)

THE TILE ROOF ON THE BUILDING IS DIRTY AND STAINED.

Officer Hull 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, per violation.

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

Case: CE12011846

2925 Middle River Drive
KIA INVESTMENTS INC

Certified mail sent to the owner was accepted on 4/25/12 and certified mail sent to the registered agent was accepted on 4/25/12.

Violation:

9-280(h)(1)

WOOD AND CONCRETE FENCE IN DISREPAIR.

The City had a stipulated agreement with the owner to comply within 63 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 63 days or a fine of \$25 per day would begin to accrue.

Case: CE12011849

2925 Middle River Drive
KIA INVESTMENTS INC

Certified mail sent to the owner was accepted on 4/25/12 and certified mail sent to the registered agent was accepted on 4/25/12.

Violation:

9-280(h)(1)

WOOD AND CONCRETE FENCE IN DISREPAIR.

The City had a stipulated agreement with the owner to comply within 63 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 63 days or a fine of \$25 per day would begin to accrue.

Case: CE12031986

2308 Northwest 26 Street
WALKER, MAURICE

Certified mail sent to the owner was accepted on 4/26/12.

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

THERE IS LAWN/PLANT OVERGROWTH PRESENT ON THIS
OCCUPIED PROPERTY AND THE PROPERTY IS LITTERED
WITH TRASH/RUBBISH/ DEBRIS.

Officer Viscusi 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: CE12031469

4601 Northwest 10 Avenue
GILLIS, DAVID M & MCKINNEY, DOUGLAS V JR.

Service was via posting on the property on 4/16/12 and at City Hall on 5/3/12.

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

THE SWIMMING POOL IN THE REAR YARD OF THIS VACANT/
UNOCCUPIED PROPERTY IS FILLED WITH GREEN/STAGNANT
WATER. THIS POOL IN THIS CONDITION IS UNSANITARY,
UNSIGHTLTY, IS A POTENTIAL BREEDING GROUND FOR
MOSQUITOES AND POSES A THREAT TO THE HEALTH,
SAFETY AND WELFARE TO THE COMMUNITY.

Officer Viscusi 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: CE12031470

4601 Northwest 10 Avenue
GILLIS, DAVID M & MCKINNEY, DOUGLAS V JR.

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

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

THE SCREEN ENCLOSURE THAT SURROUNDS THE SWIMMING POOL IN THE REAR YARD OF THIS VACANT/ UNOCCUPIED PROPERTY IS DAMAGED, IN DISREPAIR AND HAS MISSING/ TORN SCREENS.

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.

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: CE12032083

2645 Northwest 20 Street
HARBOUR PORTFOLIO VI LP

Certified mail sent to the owner was accepted on 4/27/12.

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

THERE ARE (2) DERELICT/INOPERBALE VEHICLES BEING PARKED/ STORED ON THIS PROPERTY. THE INFORMATION ON THOSE VEHICLES IS AS FOLLOWS:
1.RED CHEVY PICK UP TRUCK WITH A VALID FL TAG 545-YJD 04/12 ON IT THAT HAS (2) FLAT TIRES.
2.BOAT TRAILER WITH A BOAT ON IT THAT HAS NO VALID TAG ON IT.

Officer Viscusi 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, with the right to tow the vehicles.

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, with the right to tow the vehicle.

Case: CE12020204

1035 Northwest 1 Avenue
MICHEL, RHONDA

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

Ursula Thime, Senior Code Enforcement Officer, testified to the following violation:
9-280(h)(2)

WHITE PICKET FENCE IN FRONT OF THIS PROPERTY IS

NOT MAINTAINED. THE FENCE HAS MISSING SLATS.

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.

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: CE12030725

925 Northeast 17 Terrace
SCHULTZ, DONALD & MARYLYN

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

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

THERE IS RUBBISH TRASH AND DEBRIS ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO PILES OF LEAVES, PLASTIC BOTTLES, BAGS OF GARBAGE ON THE FRONT PARKING LOT, BROKEN PLANTERS, ETC. THE LANDSCAPE IS NOT MAINTAINED, THE YARD IS OVERGROWN WITH WEEDS.

Officer Thime said a maintenance person had informed her that he would address all issues in 15 days. She 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: CE12030727

925 Northeast 17 Terrace
SCHULTZ, DONALD & MARYLYN

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

Ursula Thime, Senior Code Enforcement Officer, testified to the following violation:
9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR. THE FRONT GATE ON THE SOUTH SIDE HAS BEEN REMOVED AND PLACED WITH OTHER SECTIONS OF THE FENCE ON THE NE SIDE OF THE PROPERTY. THERE ARE SOME SLATS WHICH ARE MISSING, BENT OR BROKEN.

Officer Thime 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: CE12021310

1237 Northwest 4 Avenue
SIMPSON, FRASER S

Certified mail sent to the owner was accepted on 4/19/12.

Adam Feldman, Senior Code Enforcement Officer, testified to the following violation:
9-308(b)

THE ROOF AT THIS LOCATION IS NOT MAINTAINED, IN
THAT IT IS DIRTY AND IN NEED OF CLEANING/PAINTING.

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: CE12021376

1044 Northwest 4 Avenue
OLIVAREZ, PAUL

Certified mail sent to the owner was accepted on 4/18/12.

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

THE EXTERIOR OF THE STRUCTURE IS IN DISREPAIR, IN
THAT THERE ARE AREAS OF ROTTED WOOD;
THERE ARE AREAS OF MISSING/PEELING PAINT.

Withdrawn
18-12(a)

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: CE12021382

1040 Northwest 4 Avenue
BANC SERVICING CENTER LLC

Certified mail sent to the owner was accepted on 4/17/12 and certified mail sent to the registered agent was accepted on 4/17/12.

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

THERE ARE AREAS OF THE EXTERIOR WALLS AND DOORS
THAT ARE DIRTY OR HAVE MISSING/PEELING PAINT.

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: CE12021302

1207 Northwest 16 Court
INGRAM, LETITIA B

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

Wilson Quintero, Code Enforcement Officer, testified to the following violations:
18-4(c)

THERE ARE DERELICT VEHICLES PARKED/STORED
BACKWARDS AT THE WEST SIDE OF THIS SINGLE FAMILY
RESIDENCE DWELLING, INCLUDING BUT NOT LIMITED TO A
BLUE AND BROWN PASSENGER VEHICLES IN POOR
CONDITION.

9-304(b)

THERE IS A GRAVEL DRIVEWAY AT THE WEST SIDE OF
THIS SINGLE FAMILY RESIDENCE DWELLING THAT IS NOT
MAINTAINED WELL GRADED AND/OR DUST FREE WITH
PASSENGER VEHICLES PARKED/STORED ON IT.

9-306

THE EXTERIOR OF THIS SINGLE FAMILY RESIDENCE
DWELLING IS NOT MAINTAINED IN A SECURE AND
ATTRACTIVE MANNER, THERE ARE SEVERAL WALLS AREAS
WITH PEELING AND MISSING PAINT INCLUDING THE
FASCIA AND SOFFIT.

9-308(a)

THE ROOF ON THIS SINGLE FAMILY RESIDENCE DWELLING
IS NOT MAINTAINED IN A SAFE, SECURE AND WATERTIGHT

CONDITION, THERE IS A BLUE TARP COVERING THE ROOF.

Complied:
24-27.(b)

Officer Quintero presented photos of the property and the case file into evidence, and said he had spoken with the owner and agreed to recommend ordering compliance within 91 days or a fine of \$25 per day, per violation.

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

Case: CE11091908

1565 W Sunrise Blvd
SUNLAND STATION INC

Certified mail sent to the owner was accepted on 4/25/12 and certified mail sent to the registered agent was accepted on 4/25/12.

Wilson Quintero, Code Enforcement Officer, testified to the following violation:
47-19.5.D.5.

THERE IS A BUFFER WALL, FACING Northwest 10 PL, ON THIS
COMMERCIAL DWELLING GAS STATION BUSINESS THAT HAS
BEEN MODIFIED AND IS IN DISREPAIR, DAMAGED.

Officer Quintero said the manager and owner had already pulled the permit to repair the roof. He presented photos of the property and the case file into evidence, and recommended ordering compliance within 56 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$250 per day would begin to accrue.

Case: CE12021936

1520 Northwest 19 Avenue
ROBINSON, RAYMOND EST

Certified mail sent to the owner was accepted on 4/26/12.

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

THERE IS A CHAIN LINK FENCE IN DISREPAIR ON THIS
SINGLE FAMILY RESIDENCE DWELLING, INCLUDING BUT
NOT LIMITED TO SECTIONS OF THE CHAIN LINK FENCE
NOT ATTACHED AND WITH MISSING TOP POLES.

Officer Quintero said the mortgage company was aware of the violations. He 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.

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: CE11101991

1001 Southeast 16 Street
HARBORDALE CONDO ASSN INC

Certified mail sent to the owner was accepted on 4/16/12 and certified mail sent to the registered agent was accepted on 4/19/12.

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 10080748 TO INSTALL AN ALUMINUM FENCE 4' X
120LF WITH 4 GATES

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: CE12010347

930 Northwest 6 Street # A
SIXTH STREET PLAZA INC

Certified mail sent to the owner was accepted on 4/13/12.

Frank Arrigoni, 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 01040965 TO INSTALL A 2.5 TON A/C, 6
DUCT
- 2) PERMIT 01030124 FOR AN INTERIOR BUILDOUT

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: CE12011883

900 Northwest 6 Street
SIXTH STREET PLAZA INC

Service was via posting on the property on 4/30/12 and at City Hall on 5/3/12.

Frank Arrigoni, 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 03121608 FOR AN EXTERIOR RENOVATION &
ELEVATOR ADDITION

PERMIT 06033592 FOR TEMPORARY POWER

PERMIT 06080990 FOR ELECTRIC FOR ELEVATOR
ADDITION

PERMIT 06080992 TO HVAC INSTALL FOR NEW ELEVATOR
ADDITION

PERMIT 02071035 TO REROOF 6000 SQ FT, FLAT

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: CE12021142

Stipulated agreement

1206 Northeast 2 Avenue
SHARP, MICHAEL & HUGHES, STEPHEN & WOLF, THOMAS

Violation:
9-306

FASCIA BOARDS HAVE CHIPPING AND PEELING PAINT.
WINDOW AWNINGS AND EXTERIOR SURFACES ARE DIRTY.

Complied:
18-12(a)
47-21.8.

The City had a stipulated agreement with the owner to comply within 30 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 30 days or a fine of \$25 per day would begin to accrue.

Case: CE12021148

Stipulated agreement

1211 Northeast 2 Avenue
NICHOLS, CHARLES A

Violations:

18-12(a)

RUBBISH, TRASH, AND DEBRIS ARE ON THE PROPERTY.

Complied:

24-27.(b)

47-19.9

9-306

The City had a stipulated agreement with the owner to comply within 21 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 21 days or a fine of \$25 per day would begin to accrue.

Case: CE12020031

510 Northwest 13 Street
HSBC BANK USA TRSTEE

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

Stephanie Bass, Code Enforcement Officer, testified to the following violation:

9-280(h)(1)

CHAIN LINK FENCE IN DISREPAIR AT THIS MULTI-FAMILY
BUILDING, LEANING AND MISSING POST.

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.

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

Case: CE12020037

510 Northwest 13 Street
HSBC BANK USA TRSTEE

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

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

THERE IS AN ACCUMULATION OF RUBBISH BEING STORED
ON THE EXTERIOR OF THIS OCCUPIED MULTI-UNIT
COMPLEX.

Officer Bass 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: CE12021825

704 Southwest 24 Avenue
HUNTLEY, CASSANDRA M

Service was via posting on the property on 4/11/12 and at City Hall on 5/3/12.

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

TWO FRONT WINDOW PANES ARE BROKEN.

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.

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

Case: CE12022419

Rescheduled from 4/19/12

900 E Dayton Cir
STEWART, ANTOINETTE

Stephanie Bass, Code Enforcement Officer, testified to the following violation:
47-39.A.1.b.(6)(c)

THERE IS STORAGE OF PRIVATE PASSENGER VEHICLES ON
THIS VACANT RESIDENTIAL ZONED PROPERTY THAT IS
NOT IN ACCORDANCE WITH SECTION 47-39.A.14
OFF-STREET PARKING AND LOADING.

Officer Bass 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: CE12031966

112 Southwest 22 Terrace
RAMIREZ, MARIA J H/E RAMIREZ, JOSE M

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

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

THERE IS A WHITE SUZUKI ESTEEM FL TAG G46 EIV WITH
DECAL EXPRIATION OF 03/07 PARKED IN THE DRIVEWAY
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.

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: CE12032150

1050 Alabama Avenue
WILLIAMS, JOYCE M EST

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

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

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

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

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: CE12020832

518 Northwest 8 Avenue
DRAGOSLAVIC, GORAN

Certified mail sent to the owner was accepted on 4/30/12.

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

THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY.

9-278(g)

THERE ARE NO WINDOW SCREENS IN EITHER WINDOW FROM UNITS 1-4.

9-279(g)

THE REFRIGERATOR IN UNIT #3 HAS A CONSTANT LEAK THAT CAN BECOME AN ELECTRICAL HAZARD.

9-306

THERE ARE AREAS OF DIRTY AND STAINED PAINT ON THE BUILDING FROM UNITS 1-4 AND IS NOT MAINTAINED.

9-307(a)

THERE ARE SEVERAL BROKEN WINDOWS FROM UNITS 1-4. ALSO SEVERAL WINDOWS HAS BEEN REMOVED TO ILLEGALLY INSTALL A/C UNITS. ALSO THE DOOR FRAMES AND THE FRONT DOOR HAS NOT BEEN INSTALLED IN A WEATHERPROOF MANNER.

9-308(a)

THE ROOF IS NOT KEPT IN A WEATHERPROOF MANNER IN UNIT #3. THE CEILING IS STAINED DUE TO THE CONSTANT LEAK WHEN IT RAINS.

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

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

Case: CE12020876

520 Northwest 8 Avenue
DRAGOSLAVIC, GORAN G

Certified mail sent to the owner was accepted on 4/30/12.

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

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

9-280(b)

THE ARE AREAS OF ROTTED SOFFIT AND FASCIA BOARDS NOT MAINTAINED.

9-306

THERE ARE AREAS OF DIRTY AND STAINED PAINT ON THE BUILDING NOT MAINTAINED.

Withdrawn:
FBC 105.1
Complied:
9-278(g)

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

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

Case: CE12020877

524 Northwest 8 Avenue
DRAGOSLAVIC, GORAN

Certified mail sent to the owner was accepted on 4/30/12.

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

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

9-278(g)

THERE ARE NO WINDOW SCREENS IN EITHER WINDOW.

9-306

THERE ARE AREAS OF DIRTY AND STAINED PAINT ON THE BUILDING NOT MAINTAINED.

9-307(a)

THE WINDOWS HAS BEEN REMOVED TO INSTALL A/C UNITS ILLEGALLY AND THIS CAUSES THE WINDOWS TO BE IN DISREPAIR AND NOT IN A WEATHERPROOF MANNER.

Withdrawn:
FBC 105.1

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

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

Case: CE12022474

442 Northwest 20 Avenue
THOMAS, KENNETH & BLANCO-THOMAS, MARI

Service was via posting on the property on 5/1/12 and at City Hall on 5/3/12.

Andre Cross, Code Enforcement Officer, testified to the following violation:
47-20.20.H.

THE ASPHALT DRIVEWAY HAS POTHoles AND IS NOT BEING
MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION AND
IS IN NEED OF RESURFACING.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE12030097

1544 Northwest 5 Avenue
DANG, DAVID LOC & NGUYEN, BAU THI

Certified mail sent to the owner was accepted on 4/18/12.

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 IN GENERAL DISREPAIR.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE12012003

840 Northwest 3 Street
TUNNAGE, LEROY L

Certified mail sent to the owner was accepted on 4/13/12.

Andre Cross, Code Enforcement Officer, testified to the following violation:
47-20.20.H.

THE PARKING FACILITY IS NOT KEPT IN A GOOD
OPERATING CONDITION. THE PARKING AREA IS NOTHING

BUT ROCK AND VEGETATION AND IS NOT MAINTAINED.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE11110666 Rescheduled from 4/5/12
1901 North Ocean Boulevard S6E
BRATHWAITE, FRED & BRATHWAITE, VERSTINE

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

THE FOLLOWING SHUTTER PERMITS ARE EXPIRED.
99081292
05080134

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: CE11120285
837 Northeast 17 Avenue
KLIMCHAK, JOHN R

Certified mail sent to the owner was accepted on 4/21/12.

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

FENCE PERMIT 09052037 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: CE11121827
3400 Galt Ocean Drive # 2004S
NIKEZIC, REDZEP

Service was via posting on the property on 4/23/12 and at City Hall on 5/3/12.

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

THE FOLLOWING PERMITS HAVE EXPIRED FOR THE 3RD
TIME.
07062169 BUILDING (REPLACE KITCHEN CABINETS)
07071476 PLUMBING (FIXTURE REPLACEMENT)

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

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

Case: CE11122064

3114 Northeast 21 Street
PARRA, CECILIA

Certified mail sent to the owner was accepted on 4/23/12.

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

THE FOLLOWING PERMITS ARE EXPIRED.
03052441 BUILDING (FENCE)
11051719 ELECTRICAL (SERVICE)

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: CE11122037

1209 North Andrews Avenue
SANKAR, DARIO

Service was via posting on the property on 4/20/12 and at City Hall on 5/3/12.

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

MECHANICAL PERMIT 11060504 (REPLACE A/C) 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: CE12011261

1744 North Federal Highway
BAL HARBOUR SQUARE LLC

Certified mail sent to the owner was accepted on 4/19/12 and certified mail sent to the registered agent was accepted on 4/19/12.

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

FBC(2007) 105.10.3.1

MECHANICAL PERMIT 10030900 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: CE12011262

1750 North Federal Highway
BAL HARBOUR SQUARE LLC

Certified mail sent to the owner was accepted on 4/19/12 and certified mail sent to the registered agent was accepted on 4/19/12.

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

FBC(2007) 105.10.3.1

LANDSCAPING PERMIT 11051261 (TREE REMOVAL) 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: CE12011282

1752 North Federal Highway
BAL HARBOUR SQUARE LLC

Certified mail sent to the owner was accepted on 4/19/12 and certified mail sent to the registered agent was accepted on 4/19/12.

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

ELECTRICAL PERMIT 09030674 (SERVICE CHANGE) 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: CE12011958

1028 Northwest 7 Terrace
WATKINS, JAKE JR

Service was via posting on the property on 4/20/12 and at City Hall on 5/3/12.

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

MECHANICAL PERMIT 09101582 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: CE12032205

6500 Northwest 9 Avenue # A
JCN LLC
C/O NAUTICAL FURNISHINGS

Certified mail sent to the owner was accepted on 4/17/12.

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:7.2.1.5.2

LOCKS PROVIDED IN THE MEANS OF EGRESS REQUIRE A KEY, TOOL
OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE
EGRESS SIDE.

Complied:

NFPA 1:14.4.1
NFPA 1:1.7.6.2

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: CE12032222

1180 Northeast 1 Street
INVESTMENTS AT SOUTH FLORIDA LLC
C/O FEUERSTEIN LAW PA

Certified mail sent to the owner was accepted on 4/17/12.

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:31.3.4.5.1

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

Inspector Tetreault recommended ordering compliance within 35 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day would begin to accrue.

Case: CE12032325

1851 Southwest 2 Avenue # 03
DANIEL & JOSEPH LC
C/O HILDEBRAND

Service was via posting on the property on 4/20/12 and at City Hall on 5/3/12.

Ron Tetreault, Fire Inspector, testified to the following violation:
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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

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

Case: CE12032550

736 Northwest 9 Street
TIMOTHY K WALTERS REV TR
WALTERS, T & WALTERS, SHERRY TRS

Certified mail sent to the owner was accepted on 4/17/12.

Ron Tetreault, Fire Inspector, testified to the following violation:
F-103.2.5

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: CE11092120

1428 Southwest 4 Avenue
PHD DEVELOPMENT LLC

This case was first heard on 12/1/11 to comply by 12/29/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$7,300 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE11092121

1430 Southwest 4 Avenue
PHD DEVELOPMENT LLC

This case was first heard on 12/1/11 to comply by 12/29/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$7,300 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE12010020

1518 Southwest 12 Court
PALMQUIST, JEAN MARIE

This case was first heard on 4/5/12 to comply by 4/15/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,550 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,550 fine, which would continue to accrue until the property complied.

Case: CE12011003

3223 Northeast 40 Street
BURTON, PAUL & PARRA, CECILIA

This case was first heard on 3/15/12 to comply by 3/25/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,600 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$2,600 fine, which would continue to accrue until the property complied.

Case: CE12011034

3223 Northeast 40 Street
BURTON, PAUL & PARRA, CECILIA

This case was first heard on 3/15/12 to comply by 3/25/12. 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.

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

Case: CE11052005

361 Carolina Avenue
ISBELL, DAVID & BOEGLI, CYNTHIA

This case was first heard on 8/18/11 to comply by 9/15/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$3,750 and the City was requesting a \$650 fine be imposed.

Judge Purdy imposed a \$650 fine.

Case: CE09100254

1151 Northwest 19 Court
MERONE, CLONY H/E MERONE, OTELIA

This case was first heard on 1/20/11 to comply by 2/17/11. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$8,350 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$8,350 fine, which would continue to accrue until the property complied.

Case: CE10011683

3379 Southwest 17 Street
CLEMENS, TYRONE & CLEMENS, JESSICA K

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 \$4,875 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$4,875 fine, which would continue to accrue until the property complied.

Case: CE11080215

1410 Northwest 13 Court
MUNSON, CHIQUITA

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 complied, fines had accrued to \$75 and the City was requesting no fine be imposed.

Judge Purdy imposed the no fine.

Case: CE11080279

1640 Northwest 12 Court
HEZRECO LLC

This case was first heard on 1/19/12 to comply by 3/22/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,375 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,375 fine, which would continue to accrue until the property complied.

Case: CE11110459

1520 Northwest 4 Street
FREEMAN, MARIA J

This case was first heard on 3/1/12 to comply by 3/29/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,200 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,200 fine, which would continue to accrue until the property complied.

Case: CE11110612

918 Northwest 8 Avenue
MJ INVESTMENT HOLDINGS INC

This case was first heard on 3/1/12 to comply by 3/29/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,200 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,200 fine, which would continue to accrue until the property complied.

Case: CE11111089

1419 Northwest 11 Street
COMMUNITY 8 PROPERTIES LLC

This case was first heard on 3/1/12 to comply by 3/29/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$950 and the City was requesting a \$600 fine be imposed.

Judge Purdy imposed a \$600 fine.

Case: CE11111293

505 Middle River Drive
MEATHE, CULLAN F

This case was first heard on 3/1/12 to comply by 3/29/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$825 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$825 fine.

Case: CE11111713

1545 Northwest 15 Terrace
CABRERA, ANTONIO

This case was first heard on 3/1/12 to comply by 3/29/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,200 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,200 fine, which would continue to accrue until the property complied.

Case: CE11111817

1400 Northeast 56 Street
THE ISLES AT CORAL RIDGE CONDO ASSN

This case was first heard on 3/1/12 to comply by 3/29/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$250 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE12020372

1235 Northwest 3 Avenue
SIRGANY, SHEVONE M &
ORTIZ, MARCO L

This case was first heard on 4/5/12 to comply by 4/19/12. 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.

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:

CE12030936	CE12022326	CE12030131	CE11120032
CE12031430	CE12032381	CE11030865	CE11121291
CE12022183	CE12022196	CE12030085	CE12021384
CE12031683	CE12022435	CE11111658	CE11121666
CE11121667	CE12011962	CE12011964	CE12010191
CE12021126	CE12021138	CE12021400	CE12021453
CE12030642	CE12031279	CE12031280	CE12031383
CE12031969	CE12031974	CE12032107	CE12032108
CE12040440	CE12020745	CE12021345	CE12021628
CE12030086	CE12030568	CE12032189	CE12032369
CE12032284	CE12040378	CE12040380	CE11110767
CE11110982	CE11120642	CE11121901	CE11121912
CE11122066	CE12011639	CE12011886	CE12012101
CE12032202	CE12032204	CE12032207	CE12032208
CE12032211	CE12032213	CE12032215	CE12032210
CE12032217	CE12032218	CE12032219	CE12032220
CE12032221	CE12032326	CE12032327	CE12032328
CE12032329	CE12032330	CE12032332	CE12032427
CE12032428	CE12032429	CE12032552	CE12032556
CE12032558	CE12032560	CE12032561	CE12032562

CE12032566 CE12032565 CE11120976

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:

CE11091843 CE12021040 CE12031239 CT12040141

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:


CE12022257 CE12021698 CE12021649 CE12032265
CE11100096 CE11111663 CE11071459 CE11122160
CE12030073

There being no further business, the hearing was adjourned at **11:10 AM**.



SPECIAL MAGISTRATE

ATTEST:



Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services