

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
FORT LAUDERDALE CITY HALL  
H. MARK PURDY PRESIDING  
JUNE 7, 2012  
9:00 A.M. – 11:08 A.M.**

**Staff Present:**

Mary Allman, Secretary, Special Magistrate  
Brian McKelligett, Clerk of Special Magistrate – Supervisor  
Lori Grossfeld, Clerk III  
Erin Saey, Clerk III  
Ginger Wald, Assistant City Attorney  
Tammy Arana, Fire Inspector  
Frank Arrigoni, Building Inspector  
Stephanie Bass, Code Enforcement Officer  
Adam Feldman, Senior Code Enforcement Officer  
Ingrid Gottlieb, Code Enforcement Officer  
Jorg Hruschka, Building Inspector  
Todd Hull, Code Enforcement Officer  
Wilson Quintero, Code Enforcement Officer  
Mary Rich, Code Enforcement Officer  
Mario Sotolongo, Code Enforcement Officer  
Ursula Thime, Senior Code Enforcement Officer  
Salvatore Viscusi, Code Enforcement Officer  
Aretha Wimberly, Code Enforcement Officer

**Respondents and Witnesses**

CE12040587: Vilamar Julme, owner  
CE12020575; CE12010508; CE12011021; CE12041561; CE102020637: Goran Dragoslavic, owner; Constance Hersch, property manager  
CE10080906: Sadie Randall, owner  
CE11120720: Richard Winer, owner; Maria Chin, owner  
CE12022137: Joseph Misere, tenant  
CE11121519: Christena Wright, owner  
CE12030003: Reginald Lewis, tenant  
CE12020661; CE12020652: Maria Freeman, owner  
CE12030391: Shaun Berry, attorney; Sarah Guyah, bank representative  
CE12031508: David Hart, owner's representative  
CE09060712: Thomas Tejada, owner  
CE12040573: Martin Quinnett, owner  
CE12040853: Moses Spencer, owner  
CE11042288: Jose Antonio Perez, owner's agent; Stephen Hamilton, contractor; Cindy Rios, management company

CE12041091: James Brooks Jr., owner's grandson  
CE12041675: Katrice Jefferson, owner  
CE12041564: Ed Nicholas, manager/agent  
CE11102140: Scott Piccininni, owner's son  
CE12032120; CE12032117: Thomas Chiarella, owner's representative  
CE12022315: Jack Fuquany, owner

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: CE12020575**

524 Northwest 8 Avenue  
DRAGOSLAVIC, GORAN

This case was first heard on 4/19/12 to comply by 4/29/12. Violations were as noted in the agenda. The property was complied, and fines had accrued to \$800

Constance Hersch, property manager, said they had done a lot of work on the property. One of the tenants had been a hoarder and they had evicted her.

Mr. McKelligett recommended no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE12041561**

1114 West Las Olas Boulevard  
DRAGOSLAVIC, GORAN & DRAGOSLAVIC, TERESA

Certified mail sent to the owner was accepted on 5/8/12. Service was also via posting at City Hall on 5/17/12.

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:

FL Admin Code 69A-60.0081

NFPA 1:13.6.2

Inspector Arana recommended ordering compliance within 42 days or a fine of \$150 per day.

Constance Hersch, property manager, said their electrician would reinstall the smoke detectors.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$150 per day would begin to accrue.

**Case: CE12020637**

1417 Northwest 13 Place  
LUCKYMAX LLC

Certified mail sent to the owner was accepted on 5/8/12 and certified mail sent to the registered agent was accepted on 5/8/12.

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

BUILDING PERMIT 07110909 (ALTERATION) IS EXPIRED

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

Constance Hersch, property manager, said they had changed the plans and hired a new contractor, who would reinstate the permit.

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: CE12011021**

2322 Northwest 13 Street  
DRAGOSLAVIC, GORAN

Certified mail sent to the owner was accepted on 5/8/12. Service was also via posting at City Hall on 5/17/12.

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

THE FOLLOWING ATF PERMITS ARE EXPIRED.  
10051393 BUILDING (KITCHEN ALTERATION)  
10051395 PLUMBING (FIXTURE PEPLACE)

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

Constance Hersch, property manager, said they had hired a new contractor who would pull permits.

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: CE12010508**

1431 Northwest 11 Place  
DRAGOSLAVIC, GORAN &  
DRAGOSLAVIC, TERESA

This case was first heard on 4/5/12 to comply by 5/3/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property complied.

Constance Hersch, property manager, said they had a permit and work would begin immediately.

Wilson Quintero, Code Enforcement Officer, suggested an extension.

Judge Purdy granted a 42-day extension during which time no fines would accrue.

**Case: CE09060712**

1225 Northwest 2 Street  
TEJADA, THOMAS

This case was first heard on 9/17/09 to comply by 3/18/10. Violations and extensions were as noted in the agenda. The property was complied, and fines had accrued to \$3,600.

The property was complied, and the owner waived the right to notice of a Massey hearing. Mr. McKelligett recommended no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE11042288**

1919 Northwest 19 Street # 203  
SPG PARKWAY LLC  
C/O ONE TOWER BRIDGE

This case was first heard on 6/2/11 to comply by 9/1/11. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$47,600.

Jose Antonio Perez, the owner's agent, said they had submitted plans to the County and requested an extension.

Tammy Arana, Fire Inspector, recommended a 56-day extension to complete the permit process.

Judge Purdy granted a 56-day extension during which time no fines would accrue.

**Case: CE11121519**

817 Northwest 17 Street  
WRIGHT, CHRISTENA

This case was first heard on 4/5/12 to comply by 5/3/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$800 and the City was requesting the full fine be imposed.

Christena Wright, owner, requested the fines be waived.

Ingrid Gottlieb, Senior Code Enforcement Officer, said the owner had finally called her to get clarity regarding what had to be done.

Mr. McKelligett recommended no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE12041091**

2419 Northwest 23 Lane  
LITTLE, R L & FLOSSIE B

Service was via posting on the property on 5/15/12 and at City Hall on 5/21/12.

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

THERE IS LAWN OVERGROWTH PRESENT ON THIS VACANT  
LOT AT THIS LOCATION (FOLIO # 494229030060) AND  
THE LOT IS LITTERED WITH TRASH/RUBBISH/DEBRIS  
CONSISTING OF NUMEROUS PILE OF SAND AND DIRT.

Officer Viscusi said the owner had addressed the overgrowth. He presented photos of the property and the case file into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day.

James Brooks Jr., the owner's grandson, explained that they kept the sand piles out front to prevent people from dumping on the property. Officer Viscusi said the piles in the front of the property were not an issue.

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: CE12032120**

3131 Southeast 6 Avenue  
PALMER, JOSEPH R DARLENE SMYTH REV L

Certified mail sent to the owner was accepted on 5/14/12. Service was also via posting at City Hall on 5/17/12.

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

DERELICT AND INOPERABLE RECREATION VEHICLE STORED  
ON THIS COMMERCIAL PROPERTY.

Officer Wimberly presented photos of the property and the case file into evidence.

Officer Wimberly said right now, there was a boat trailer and a boat in violation [not the RV in the original citation].

Thomas Chiarella, the owner's representative, said the RV was not a derelict vehicle; he used it for promotional parties throughout the year. He stated he stored cleaning supplies and paper goods in it, not inventory.

Ms. Wald said the RV violation was complied for this case.

Judge Purdy stated he would take the case under advisement and would issue a ruling in the future.

**Case: CE12032117**

3131 Southeast 6 Avenue  
PALMER, JOSEPH R DARLENE SMYTH REV L

Certified mail sent to the owner was accepted on 5/14/12. Service was also via posting at City Hall on 5/17/12.

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

MISCELLANEOUS RUBBISH, TRASH, AND DEBRIS IS BEING  
STORED ON THE PROPERTY INCLUDING BUT NOT LIMITED  
TO WHAT APPEARS TO BE A TRAFFIC BARRICADE.  
OVERGROWN GRASS AND/OR WEEDS ON THE PROPERTY.

47-19.9

DERELICT AND INOPERABLE RV/TRAILER STORED ON THE  
PROPERTY IS BEING USED FOR STORAGE. BOAT IS BEING  
STORED ON THE WEST SIDE OF THIS COMMERCIAL  
BUILDING.

Complied:

47-20.20.H.  
9-280(g)  
9-306

Officer Wimberly presented photos of the property and the case file into evidence.

Thomas Chiarella, the owner's representative, said the RV was not a derelict vehicle. He added that this was an area zoned B-3: Heavy Industrial, and for the past four years, Dick Eaton, Senior Code Enforcement Officer, had signed off on the RV. Officer Wimberly said Officer Eaton's concern had been whether or not the RV was being occupied. She said Mr. Chiarella had stated the trailer was being used for storage. Mr. Chiarella denied this. Officer Wimberly cited the code that prohibited storage of inventory outside an enclosed building.

Mr. Chiarella asked if Officer Wimberly had seen inventory stored in the RV. She replied, "It cannot be on the property." Mr. Chiarella said he stored cleaning supplies in the RV. His inventory was beer and wine, which was all stored inside the building.

Ms. Wald explained how the code applied to this case and stated this was an accessory use that did not meet the requirements. She stated the boat and trailer were derelict because they did not have proper tags and the tires were flat.

Officer Wimberly said she had spoken with Inspector Eaton regarding this case and he confirmed that, "he at no point in time told him [the RV owner] that that trailer's sitting there for an indefinite period of time was ok, or that it was not in violation."

Judge Purdy stated he would take the case under advisement and would issue a ruling in the future.

**Case: CE12022137**  
727 Northwest 17 Street  
FOSTER, STACY

Service was via posting on the property on 5/15/12 and at City Hall on 5/17/12.

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

9-278(g)

THERE ARE SEVERAL WINDOWS MISSING SCREENS.

9-279(e)

THERE IS NO HOT WATER BEING SUPPLIED TO THE HOUSE.

9-280(b)

THERE HAVE BEEN WALLS REMOVED, AND NEW WALLS CONSTRUCTED, IN THE HOUSE. THE NEW WALLS ARE NOT COMPLETE, NOT BUILT TO FLORIDA BUILDING CODE REQUIREMENTS, AND DO NOT REACH TO THE CEILING.

THERE IS A DOOR THAT IS FALLING OFF, ON THE OUTSIDE STORAGE STRUCTURE.

9-280(g)

THERE ARE EXPOSED WIRES ON THE INTERIOR. EXTENSIVE ELECTRICAL WORK HAS BEEN DONE, WITHOUT FIRST OBTAINING PERMITS, INCLUDING, BUT NOT LIMITED TO: INSTALLATION OF SWITCHES AND CHANGING LOCATION OF BREAKER BOX. THERE IS AN EXTENSION CORD RUNNING OUT A WINDOW, AND UNDER THE HOUSE. THE AC UNIT HAS BEEN REMOVED.

9-306

THERE IS STUCCO FALLING OFF THE EXTERIOR OF THE BUILDING.

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, 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: CE11102140**

2865 Northeast 36 Street  
PICCININNI, JACK

This case was first heard on 4/5/12 to comply by 5/3/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$850 fine, which would continue to accrue until the property complied.

Frank Arrigoni, Building Inspector, said two of the permits had been renewed. He withdrew the violation regarding the third permit and requested a fine of \$260 be imposed.

Scott Piccininni, the owner's son, agreed to the fine reduction.

Judge Purdy imposed a \$260 fine.

**Case: CE12030391**

1020 Northwest 5 Avenue  
FEDERAL NATIONAL MORTGAGE ASSN

Certified mail sent to the owner was accepted on 5/14/12. Service was also via posting at City Hall on 5/17/12.

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



47-20.20.H.

THE PARKING AREA OF THIS DUPLEX IS IN DISREPAIR. IT IS STAINED, DIRTY, AND HAS LARGE POTHOLES.

9-313(a)

THE HOUSE NUMBERS ARE WRITTEN IN MARKER ON THE BUILDING, AND ARE NOT CLEARLY VISIBLE FROM THE STREET.

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, per violation.

Shaun Berry, attorney, said Fannie Mae had acquired the property in a foreclosure sale. He stated they had accepted bids for the work but were in the process of evicting the current tenants before work could be done. He requested 42 days.

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: CE11120720**

Request for extension

712 Southwest 4 Place  
WINER, RICHARD

This case was first heard on 4/19/12 to comply by 5/24/12. Violations were as noted in the agenda. Fines had accrued to \$325.

Todd Hull, Code Enforcement Officer, said he had agreed to recommend a 63-day extension.

Richard Winer, owner, explained the history of the wooden boat and agreed the boat was currently in disrepair.

Judge Purdy granted a 70-day extension during which time no fines would accrue.

**Case: CE12022315**

3150 Southwest 16 Street  
FUQUAY, JACK F & SCOLARI, ANA PAULA

Service was via posting on the property on 5/8/12 and at City Hall on 5/17/12.

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 11070504 TO REPLACE CENTRAL AC 1 UNIT 3 TON

Inspector Hruschka said the owner had been present earlier and shown proof that the contractor was working on renewal of the permit. He 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: CE12041564**

2765 Northeast 14 Street  
PORTO VENEZIA CONDO ASSN INC

Certified mail sent to the owner was accepted on 5/9/12. Service was also via posting at City Hall on 5/17/12.

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

NFPA 1:14.14.1.2.1

EXIT SIGN(S) IS(ARE) NOT PROVIDED AT THE(ALL) REQUIRED  
EXIT(S).

NFPA 1:14.4.1

THE PATH OF EGRESS IS OBSTRUCTED / BLOCKED.

NFPA 1:11.3.1.2

THE FIRE SERVICE FEATURES OF THE ELEVATOR(S) DOES NOT/DO  
NOT FUNCTION AS DESIGNED.

MO 13-64

KNOX BOX IS NOT PROVIDED WITH AT LEAST ONE(1) SET OF  
FIREFIGHTER SERVICE KEYS FOR THE ELEVATOR(S)

NFPA 82:5.2.3.1

THE GUILLOTINE IS IN DISREPAIR.

Complied:

NFPA 1:13.3.1.1

Inspector Arana recommended ordering compliance within 70 days or a fine of \$250 per day, per violation.

Ed Nicholas, manager/agent, agreed to Inspector Arana's terms.

Judge Purdy found in favor of the City and ordered compliance within 70 days or a fine of \$250 per day, per violation would begin to accrue.

**Case: CE12040587**

504 Northeast 13 Street  
JULME, VILAMAR ST LOUIS EXAMENE ETAL

Certified mail sent to the owner was accepted on 5/8/12. Service was also via posting at City Hall on 5/17/12.

Tammy Arana, Fire Inspector, testified to the following violation:  
NFPA 101:7.10.5.2.1

THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

Inspector Arana recommended ordering compliance within 14 days or a fine of \$150 per day.

Vilamar Julme, owner, said all of the exit signs worked.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$150 per day would begin to accrue.

**Case: CE10080906**

Request for extension

660 Northwest 22 Rd  
RANDALL, SADIE

This case was first heard on 10/21/10 to comply by 1/20/11. Violations and extensions were as noted in the agenda. Fines had accrued to \$7,300.

Todd Hull, Code Enforcement Officer, remarked that the case had been going on for two years and little progress had been made.

Sadie Randall, owner, said she was still working on the roof. Officer Hull said the roof permit had been renewed in February but he had seen little to no activity at the property. This permit would expire again in two months.

Judge Purdy informed Ms. Randall he would grant one more extension of 70 days.

Judge Purdy granted a 70-day extension during which time no fines would accrue.

**Case: CE12031508**

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

This case was first heard on 4/19/12 to comply by 4/29/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

David Hart, the owner's representative, said the fine would be a financial hardship. He said there had been a miscommunication with the inspector; he had missed the last inspection and not spoken with Officer Gottlieb.

Ingrid Gottlieb, Senior Code Enforcement Officer, said the problem recurred on the property.

Judge Purdy imposed a \$500 fine.

**Case: CE12040573**  
1304 Northeast 16 Terrace  
QUINNETT, MARTIN

Service was via posting on the property on 5/15/12 and at City Hall on 5/17/12.

Tammy Arana, Fire Inspector, testified to the following violations:  
NFPA 101:31.3.4.5.1

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

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.

Complied:

NFPA 1:13.6.9.3.1.1.1

Inspector Arana recommended ordering compliance within 91 days or a fine of \$250 per day, per violation.

Martin Quinnett, owner, said he would install the sign and call an electrician.

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

**Case: CE12041675**  
2512 Northwest 20 Street  
WILLARD & KATRINA BELL FAM TR  
HOLLAND, LUTHER A ETL

Certified mail sent to the owner was accepted on 5/24/12. Service was also via posting at City Hall on 5/21/12.

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

THERE IS A 6FT CHAIN LINK FENCE SURROUNDING THE VACANT LOT ON THIS PROPERTY THAT IS DAMAGED AND IN DISREPAIR. A SECTION OF THE FENCE HAS BEEN CUT OPEN AND PEELED BACK ALLOWING ACCESS ONTO THE PROPERTY.

Officer Viscusi said there was a problem with vandalism in the area and described what could be done to remedy the problem.

Katrice Jefferson, owner, said she had sent a letter to Officer Viscusi describing problems at properties in the area and submitted photos of her property into evidence. Ms. Jefferson explained the vandalism problem at the property and how she had tried to address it by removing a section of fencing. Officer Viscusi advised Ms. Jefferson to either repair the existing fence or to install an additional gate(s) in the fence. This should prevent vandals from removing sections of fencing to access the property.

Officer Viscusi presented photos of the property and the case file into evidence, and recommended ordering compliance within 42 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day would begin to accrue.

**Case: CE12040853**

1537 Northwest 4 Avenue  
SAUTERNES V LLC

Certified mail sent to the owner was accepted on 5/1/12. Service was also via posting at City Hall on 5/17/12.

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

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THIS PROPERTY.

18-4(b)

THERE ARE VEHICLES ON THE PROPERTY THAT HAVE BEEN ABANDONED. THEY HAVE NOT BEEN MOVED FOR MONTHS, AND ARE BEING USED FOR STORAGE.

18-4(c)

THERE ARE SEVERAL DERELICT VEHICLES, TRAILERS, AND VESSELS ON THE PROPERTY.

47-34.1.A.1.

THERE ARE VARIOUS ITEMS, INCLUDING BUT NOT LIMITED TO: APPLIANCES, TIRES, BARRELS, FURNITURE, AND OTHER ITEMS, BEING STORED OUTSIDE ON THIS SINGLE

FAMILY RDS-15 ZONED PROPERTY.  
9-280(h)(1)  
THE WOOD GATE ON THE FENCE IN DISREPAIR.IT HAS  
BROKEN SLATS.

Officer Gottlieb explained that the property violations had existed for years. There had been a tax deed sale, but the prior owner still lived at the property. She presented photos of the property and the case file into evidence, and recommended ordering compliance within 42 days or a fine of \$25 per day, per violation.

Moses Spencer, owner, explained that he had not known about the violations when he purchased the house. He stated the property had not been sold yet and he was trying to raise the money to pay the tax deed. Mr. McKelligett said on 6/22/2010 the property had been conveyed in a tax deed sale to Sauternes V LLC but they had not paid the 2010 or 2011 taxes and the property appraiser had posted the note for another tax sale. He assumed Mr. Spencer wanted to resume his ownership of the property.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day, per violation would begin to accrue.

**Case: CE12030003**  
910 E Dayton Cir  
VERLEY, VALRESIA

This case was first heard on 4/19/12 to comply by 4/29/12. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of the \$3,700 fine.

Reginald Lewis, tenant, said he had the vehicles removed the previous day. He requested the fines be waived.

Judge Purdy imposed no fine.

**Case: CE12020661**  
914 Northwest 6 Street  
SIXTH STREET PLAZA INC

Service was via posting on the property on 5/10/12 and at City Hall on 5/17/12.

Frank Arrigoni, Building Inspector, testified to the following violation:  
FBC(2007) 105.10.3.1  
FENCE PERMIT 08090634 IS EXPIRED.

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

Maria Freeman, owner, agreed to Inspector Arrigoni's terms.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day would begin to accrue.

**Case: CE12020652**

918 Northwest 6 Street  
SIXTH STREET PLAZA INC

Service was via posting on the property on 5/10/12 and at City Hall on 5/17/12.

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

THE FOLLOWING PERMITS ARE EXPIRED  
10101289 BUILDING (ALTERATION BUILDOUT)  
10101291 PLUMBING (NEW BUILDOUT)  
10101292 ELECTRICAL (NEW BUILDOUT)  
10101294 MECHANICAL (NEW BUILDOUT)

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

Maria Freeman, owner, agreed to Inspector Arrigoni's terms.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day would begin to accrue.

**Case: CE12021213**

1515 Northwest 7 Avenue  
ROYAL, SIDNEY C III

Service was via posting on the property on 5/1/12 and at City Hall on 5/17/12.

Mary Rich, Code Enforcement Officer, testified to the following violation:  
18-7

THE BUILDING DOORS, WINDOWS OR OTHER OPENINGS ARE  
BOARDED WITHOUT BOARD UP CERTIFICATE.

Officer Rich presented photos of the property and the case file into evidence, and recommended ordering compliance within 189 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 189 days or a fine of \$50 per day would begin to accrue.

**Case: CE12041781**

4421 Northwest 12 Avenue  
TIANO, LORRAINE T TIANO, GEOFFREY F E

Service was via posting on the property on 5/10/12 and at City Hall on 5/17/12.

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

THERE IS AN ORANGE AND WHITE STRIPPED LATE MODEL CAMARO Z28 WITH AN EXPIRED FL TAG RWM-47E 1/96 ON IT IN VARIOUS STAGES OF DISREPAIR BEING PARKED/STORED ON THE PORCH IN THE REAR YARD OF THIS VACANT/ UNOCCUPIED PROPERTY. THIS VEHICLE BEING STORED ON THIS PROPERTY IN THIS FASHION IS A THREAT TO THE HEALTH, SAFETY AND WELFARE TO THE SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE.

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: CE12020077**

1649 Southwest 28 Way  
MILLER, ROBERT I ACOSTA, SAILY

Certified mail sent to the owner was accepted on 5/17/12. Service was also via posting at City Hall on 5/17/12.

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 09120680 FOR AN A/C CHANGE OUT 3 TON 5 KW HEAT FOR SFR RENEWAL

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

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



**Case: CE12020536**

1221 Northeast 1 Avenue  
PAWLIK, WALTRAUD

Service was via posting on the property on 5/1/12 and at City Hall on 5/17/12.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violations:  
18-1.

THERE ARE VARIOUS ITEMS INCLUDING FURNITURE AND  
OTHER ITEMS, BEING STORED IN THE CARPORT.

18-12(a)

THERE IS TRASH ON THE PROPERTY, INCLUDING THE  
FRONT PORCH AREA.

Officer Gottlieb presented photos of the property and the case file into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

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

**Case: CE12031678**

1430 Northwest 8 Avenue  
FONTANGNE, NEKER

Certified mail sent to the owner was accepted on 5/3/12. Service was also via posting at City Hall on 5/17/12.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violations:  
47-34.1.A.1.

THERE IS OUTSIDE STORAGE OF FURNITURE, EQUIPMENT,  
AND VARIOUS ITEMS, ON THIS RESIDENTIALLY ZONED  
PROPERTY.

9-280(h)(1)

THE CHAIN LINK FENCE IS IN DISREPAIR, IN THAT  
THERE ARE VARIOUS ITEMS AFFIXED TO IT, AND SOME OF  
THE CHAIN LINK IS NOT ATTACHED TO THE TOP RAIL.

Complied:  
47-20.20.H.

Officer Gottlieb 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, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day, per violation would begin to accrue.

**Case: CE12031713**

528 Northwest 8 Avenue  
BAIN, RAPHAEL

Service was via posting on the property on 5/3/12 and at City Hall on 5/17/12.

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

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

Officer Feldman 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: CE12031942**

427 Northwest 9 Avenue  
NEW MOUNT OLIVE MISSIONARY BAPTIST

Certified mail sent to the owner was accepted on 5/1/12. Service was also via posting at City Hall on 5/17/12.

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

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

Officer Feldman 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: CE12041530**

516 Northwest 15 Ave  
BRYANT, ROBERT J

Service was via posting on the property on 5/15/12 and at City Hall on 5/17/12.

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

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THE PROPERTY INCLUDING BUT, NOT LIMITED TO OLD FURNITURE. THE PROPERTY HAS BECOME OVERGROWN IN AREAS AND HAS NOT BEEN MAINTAINED.

Officer Feldman 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:**

512 Northwest 15 Avenue  
RELIEF HOUSING INC

Certified mail sent to the owner was accepted on 5/17/12 and certified mail sent to the registered agent was accepted on 5/17/12.

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

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THE PROPERTY INCLUDING BUT, NOT LIMITED TO PAPERS, BOTTLES, CANS AND MISCELLANEOUS ITEMS. ALSO THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND KEEP MAINTAINED ON A SCHEDULED BASIS.

Officer Feldman 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: CE11111798**

2300 Northeast 53 Street  
CLARK, GARY R

Certified mail sent to the owner was accepted on 5/8/12. Service was also via posting at City Hall on 5/17/12.

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

FBC(2007) 105.10.3.1

POOL PERMIT 96010170 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: CE12020505**

1024 Northeast 3 Avenue  
JUSTIN GREENBAUM INC

Certified mail sent to the owner was accepted on 5/8/12. Service was also via posting at City Hall on 5/17/12.

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

FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS ARE EXPIRED.

04050812 MECHANICAL (NEW A/C)

04050814 ELECTRICAL (SERVICE INCREASE)

11060106 BUILDING (CHAIN LINK FENCE)

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: CE12021007**

4280 Galt Ocean Drive # 29C  
LABOY, TRAVIS J

Service was via posting on the property on 5/9/12 and at City Hall on 5/17/12.

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

FBC(2007) 105.10.3.1

**PLUMBING PERMIT 07081565 (REPLACE WATER HEATER) 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: CE12020644**

525 W Sunrise Blvd  
SOBOLEVSKY, ELLA

Certified mail sent to the owner was accepted on 5/1/12. Service was also via posting at City Hall on 5/17/12.

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

THE FOLLOWING PERMITS ARE EXPIRED.  
05062308 ELECTRICAL (ALARM)  
10100744 MECHANICAL (HOOD REPLACEMENT)  
10101545 MECHANICAL (FIRE SUPPRESSION SYS)

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: CE12020775**

2715 North Ocean Boulevard # 8D  
PORTUONDO, JOSE E

Certified mail sent to the owner was accepted on 5/8/12. Service was also via posting at City Hall on 5/17/12.

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

THE FOLLOWING KITCHEN REMODELING PERMITS ARE EXPIRED.  
05012065 BUILDING (REPLACE CABINETS)  
05031744 ELECTRICAL (KITCHEN REMODEL)

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: CE12021420**

333 Las Olas Way # 4102  
STADLER MANAGEMENT CORP

Certified mail sent to the owner was accepted on 5/9/12. Service was also via posting at City Hall on 5/17/12.

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

THE FOLLOWING REMODEL PERMITS ARE EXPIRED.  
05110986 BUILDING  
05123018 ELECTRICAL  
06011854 ELECTRICAL  
06013045 ELECTRICAL

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

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

**Case: CE12041556**

800 Northwest 65 Street  
HENDRICKS CMRCL PROPERTIES LLC

Certified mail sent to the owner was accepted on 5/10/12. Service was also via posting at City Hall on 5/17/12.

Tammy Arana, Fire Inspector, testified to the following violations:  
NFPA 1:13.3.1.1 (service)

THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

NFPA 1:18.3.4.3

FDC SIGN CONSISTENT WITH NFPA 1:18.3.4.3 IS NOT PROVIDED.

Inspector Arana recommended ordering compliance within 14 days or a fine of \$250 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day, per violation would begin to accrue.

**Case: CE12041726**

740 Southwest 2 Street  
RAYNER, LISA

Service was via posting on the property on 5/11/12 and at City Hall on 5/17/12.

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

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 1:13.6.2

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

Inspector Arana recommended ordering compliance within 14 days or a fine of \$250 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day, per violation would begin to accrue.

**Case: CE09110154**

524 Southwest 22 Avenue  
TOMMASO1 INC

This case was first heard on 12/15/11 to comply by 1/19/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,350 and the City was requesting a \$260 fine be imposed.

Judge Purdy imposed a \$260 fine.

**Case: CE12020381**

1200 Northwest 3 Avenue  
NEAL, GUS ARTHUR JR EST

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 not complied and the City was requesting imposition of a \$3,600 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$3,600 fine, which would continue to accrue until the property complied.

**Case: CE11111872**

1609 Northwest 8 Avenue  
BANK OF AMERICA NA

This case was first heard on 4/5/12 to comply by 5/3/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,650 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,650 fine.

**Case: CE12011219**

1316 Northwest 2 Avenue  
ST PRIS, FLAVIE H/E FRANCIS, LOU

This case was first heard on 4/5/12 to comply by 5/3/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$700 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$700 fine.

**Case: CE11080264**

2201 North Ocean Boulevard  
HOTEL MOTEL INC

This case was first heard on 11/3/11 to comply by 12/29/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$850 and the City was requesting a \$260 fine be imposed.

Judge Purdy imposed a \$260 fine.

**Case: CE11121331**

1006 Northwest 6 Avenue  
SOBELEVSKY, PETER

This case was first heard on 4/5/12 to comply by 5/3/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$850 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$850 fine, which would continue to accrue until the property complied.



**Case: CE11121412**

2430 Northwest 30 Terrace  
BARNETT, MAURICE H III

This case was first heard on 4/5/12 to comply by 5/3/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$700 and the City was requesting a \$260 fine be imposed.

Judge Purdy imposed a \$260 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:

CE12040246	CE12021204	CE12030396	CE12031239
CT12030918	CE12021127	CE12021131	CE12021144
CE12040641	CE12041401	CE12050110	CT12040141
CE12040370	CE12032540	CE12032549	CE12020643
CE12040365	CE12031715	CE12031944	CE12031945
CE12040814	CE12040819	CE12040846	CE12041064
CE12041523	CE11101382	CE11120756	CE12011064
CE12011067	CE12011071	CE12011074	CE12020503
CE12020639	CE12021052	CE12020668	CE12021346
CE12040572	CE12040574	CE12040576	CE12040584
CE12040578	CE12040580	CE12040581	CE12040582
CE12040585	CE12040586	CE12040588	CE12041546
CE12041555	CE12041557	CE12041558	CE12041559
CE12041560	CE12041566	CE12041565	CE12041713
CE12041715	CE12041716	CE12041717	CE12041721
CE12041724	CE12041722	CE12041835	

**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:

CE12021801	CE12031906	CE12041718
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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:

CE12011288	CE11121276	CE12021266	CE12020095
CE12020645	CE12041952	CE12011036	CE12021626
CE11070246	CE11071959		

There being no further business the hearing was adjourned at **11:08 AM**.

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

ATTEST:

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

Minutes prepared by: J. Opperlee, Prototype Services