

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
FORT LAUDERDALE CITY HALL  
H. MARK PURDY PRESIDING  
JUNE 21, 2012  
9:00 A.M. – 10:45 A.M.**

**Staff Present:**

Mary Allman, Secretary, Special Magistrate  
Brian McKelligett, Clerk of Special Magistrate – Supervisor  
Lori Grossfeld, Clerk III  
Erin Saey, Clerk III  
Jeri Pryor, City staff  
Tammy Arana, Fire Inspector  
Stephanie Bass, Code Enforcement Officer  
Andre Cross, Code Enforcement Officer  
Alejandro DelRio, Code Enforcement Officer  
Adam Feldman, Senior Code Enforcement Officer  
Ingrid Gottlieb, Code Enforcement Officer  
Jorg Hruschka, Building Inspector  
Todd Hull, Code Enforcement Officer  
Karl Lauridsen, Landscape Inspector  
George Oliva, Building Inspector  
Mary Rich, Code Enforcement Officer  
Stephen Rogers, Fire Inspector  
Mario Sotolongo, Code Enforcement Officer  
Ursula Thime, Senior Code Enforcement Officer  
Salvatore Viscusi, Code Enforcement Officer  
Aretha Wimberly, Code Enforcement Officer

**Respondents and Witnesses**

CE11080423: Joshua Levy, owner  
CE11120113: Michael O'Donnell, stock holder  
CE11091289; CE11091290: Bradley Deckelbaum, owner  
CE12040415; CE12040536: Stephen Finta, owner's representative  
CE11110618: Aulder Brown, landlord  
CE11061947: Catherine Loughan, owner  
CE12021692: Josue Cea, owner  
CE12051323: Todd Kersten, company employee  
CE12012088: Steven Auerbacher, attorney  
CE12030623: Geraldo Nunez, owner's son  
CE12020027: Okbrey Ambroise, owner  
CE12050774: Michael Wilson, owner's representative; Erica Bauer, owner  
CE12021342: Lemiril Brinson, owner

CE12050634: Timothy Elmes, owner; Mary Rogers, neighbor  
CE11040706: Jerome Faber, president; Edward Kranz, engineer  
CE08110825: Eleanor Conway, 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: CE12051323**

1050 Northeast 5 Terrace  
CEMEX CONSTRUCTION MATERIALS FL LLC

Service was via posting on the property on 6/5/12 and at City Hall on 6/7/12.

Karl Lauridsen, landscape inspector, testified to the following violations:

47-21.4

PERMIT REQUIRED FOR CODE LANDSCAPE INSTALLATION  
STREET SIDE OF FENCE OR WALL IN A COMMERCIAL ZONED  
AREA.

47-21.8.A.

REQUIRED TO REMOVE DEAD LANDSCAPE MATERIALS AND  
REINSTALL AS APPROVED BY THE LANDSCAPE DEPARTMENT  
FOR CODE COMPLIANCE.

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

Todd Kersten, company employee, said they had already applied for a permit and had a vendor to perform the work.

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: CE12050634**

1737 Southeast 14 Street  
ELMES, TIMOTHY J

Certified mail sent to the owner was accepted on 6/8/12.

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

47-19.3(h)

THERE IS A VESSEL DOCKED AT THIS LOCATION THAT  
EXTENDS BEYOND THE SIDE SETBACK LINES AS EXTENDED

INTO THE WATERWAY. THIS IS A RECURRING VIOLATION AS CITED UNDER CASE #'S CE11110899 & CE11121805. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLAINT STATUS TO ADDRESS THE RECURRING NATURE OF THE VIOLATION.

Timothy Elmes, owner, asked Officer Hull to explain the setback rule. Officer Hull stated the setback lines were minimum distances for buildings between the property lines. Mr. Elmes explained that his neighbor had no problem with the situation.

Mary Rogers, neighbor, stated the boat was encroaching, but it was not a problem.

Mr. Elmes pointed out his boat in a photo and stated it was 82 feet long. Officer Hull said the lot was only 72 feet wide.

Officer Hull presented the case file into evidence.

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

**Case: CE11110618**

700 Northwest 13 Street  
WEBB, YVETTE

This case was first heard on 3/1/12 to comply by 4/5/12. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 6/22/12 and would continue to accrue until the property complied.

Ingrid Gottlieb, Senior Code Enforcement Officer, said she had spoken with the property manager, who provided proof the termites had been exterminated on June 13, complying that violation. She stated there was still outside storage on the property.

Aulder Brown, landlord, said one person who had been evicted had stored items at the property and Mr. Brown was concerned the individual would become violent if confronted about the problem. He said he would need to pay the Police to evict the tenant.

Judge Purdy granted a 10-day extension during which time no fines would accrue.

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

**Case: CE12040415**

416 Southeast 19 Street  
JOINER, JAMES D

Service was via posting on the property on 6/5/12 and at City Hall on 6/7/12.

Aretha Wimberly, Code Enforcement Officer, testified to the following violation:  
9-306

EXTERIOR WALLS, AWNINGS AND OTHER EXTERIOR  
SURFACES ARE AND STAINED.

Complied:

47-21.8.

47-22 6 F.

9-308(b)

Officer Wimberly 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.

Stephen Finta, the owner's representative, said the yard man had been in the hospital and the owner would address the issue at both addresses soon. He confirmed that both roofs were now clean.

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: CE12040536**

420 Southeast 19 Street  
HOLD, EDITH

Service was via posting on the property on 6/5/12 and at City Hall on 6/7/12.

Aretha Wimberly, Code Enforcement Officer, testified to the following violation:  
9-306

EXTERIOR WALLS, AWNINGS AND OTHER EXTERIOR  
SURFACES ARE AND STAINED.

Complied:

47-21.8.

9-308(b)

Officer Wimberly 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: CE12021692**

1025 Northwest 8 Avenue  
CEA, JEANNITTE & CEA, JOSUE

This case was first heard on 4/5/12 to comply by 5/17/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$13,600 fine, which would continue to accrue until the property complied.

Tammy Arana, Fire Inspector, recommended imposition of the fine.

Josue Cea, owner, said he had repaired the fire extinguisher. He stated a tenant had deactivated the smoke detector to smoke, which had set it off. Inspector Arana explained that the smoke detectors were not properly installed.

Judge Purdy granted a 28-day extension to 7/19/12 during which time no fines would accrue and ordered the respondent to reappear at that hearing.

**Case: CE11120113**

200 North Federal Highway  
OCEAN RIDGE COMMERCIAL CORP

Service was via posting on the property on 6/4/12 and at City Hall on 6/7/12.

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

THE FOLLOWING BUILDING PERMITS ARE EXPIRED.  
04031168 (REMOVE TANKS AND PIPING)- VOID 2/10/12  
10020695 (INSTALL FENCE)

Inspector Hruschka said there appeared to be a misunderstanding about renewing the permit.

Michael O'Donnell, stock holder, said there had been environmental contamination on the property and the fences were kept on the property while environmental monitoring continued until 2009. Mr. O'Donnell said in 2010, he had been very ill and he had hired a contractor to handle the issue. He said a permit had been issued for fencing on this and additional property. Mr. O'Donnell had been trying to see John Heller, the Chief Building Inspector, to rectify the permit problem. Mr. McKelligett advised Mr. O'Donnell to meet with Inspector to resolve this.

Mr. McKelligett 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: CE11080423**

4 Northwest 7 Street  
LEVY FT LAUDERDALE HOLDING LLC

Service was via posting on the property on 6/2/12 and at City Hall on 6/7/12.

Andre Cross, Code Enforcement Officer, testified to the following violation:  
47-19.9.A.2.f.

THE OUTDOOR STORAGE AREA USED FOR STORAGE OF JUNK  
VEHICLES AND METALS DOES NOT MEET THE ADEQUATE  
PAVING AND DRAINAGE REQUIREMENTS.

Complied:

47-19.1.C.  
47-19.5.D.5.  
47-34.1.A.1.

Joshua Levy, owner, said prior to purchasing the property, he had met with City department representatives to discuss issues at the property and he had been advised to contact Broward County regarding the outside storage issue. Broward County had informed him that there were no ground requirements for this. Mr. Levy had spoken with Officer Cross and Terry Burgess, Building Services Manager, who had contacted the City's Engineering Department and then notified Mr. Levy that he would be exempt from having to comply with this violation. Mr. Levy explained that this area held only the carcasses of vehicles; the fluids were all drained and stored indoors.

Mr. Levy said he had contacted the EPA again and found that there were no ground requirements "except for, apparently in this municipality." He requested relief, and noted this was a large, expensive project. Mr. Levy had also spoken with Todd Hiteshow, Environmental Services Manager, who stated his main concern was rust leeching into the water table. Mr. Levy stated they were not processing metals; the vehicles were not rusting and were removed from the site in three to six months.

Officer Cross read from the ordinance, which specified the outdoor storage area drainage requirements: "all outdoor storage areas should have an adequately drained asphalt and concrete surface."

Mr. Levy read from an email he had received from the City indicating the storage area required only a wall. Judge Purdy did not doubt Mr. Levy's statements, but stated the terms of the ordinance were clear. He asked how long it would take to resolve the problem.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 189 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 189 days or a fine of \$100 per day would begin to accrue.

**Case: CE11040706**

2470 Southwest 21 Street  
JUNGLE QUEENS INC

This case was first heard on 5/19/11 to comply by 11/17/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$4,500 and the City was requesting a \$520 fine be imposed.

Edward Kranz, engineer, requested the fines be abated. He stated the sprinkler had been closed on May 17 but they had a problem with their phone lines.

Judge Purdy imposed a \$520 fine.

**Case: CE12012088**

1121 Northwest 4 Avenue  
MANOR VENTURES LTD PARTNERSHIP

Service was via posting on the property on 6/5/12 and at City Hall on 6/7/12.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violations:  
9-280(b)

THE CEILING IS DAMAGED AND STAINED FROM A ROOF LEAK.THERE IS ROTTED AND TERMITE EATEN WOOD.

9-280(f)

THERE IS A LEAK UNDER THE KITCHEN SINK. THERE ARE BROKEN PIPES, THAT LEAK OUT INTO THE GROUND IN THE REAR YARD.

9-280(g)

THERE IS EXPOSED AND UNSAFE ELECTRICAL WIRING IN THE HOUSE.

9-308.

THERE ARE BROKEN ROOF TILES. THERE IS EVIDENCE OF A LEAK.

Officer Gottlieb said the case was begun as the result of a complaint. She stated the owner had hired an electrician to comply some issues but she had not been given access to the property to confirm compliance.

Steven Auerbacher, attorney, requested an extension until October to address the remaining violations.

Officer Gottlieb said a permit had pulled to perform some work but it was unclear what had been done. The roof was also leaking, so if there were still exposed wires, there was a serious safety issue. Mr. Auerbacher said the owner had informed him that the exposed wires had been removed.

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: CE11061947**

1024 Northeast 10 Avenue  
LOUGHAN, CATHERINE &  
WILLIAMS, VERALYNNE

This case was first heard on 8/4/11 to comply by 2/2/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$22,800 and the City was recommending no fine be imposed.

This was a request to vacate the Order of 4/5/12 and rehear the case.

Judge Purdy vacated the Order dated 4/5/12.

Catherine Loughan, owner, agreed to the fine abatement.

Judge Purdy imposed no fine.

**Case: CE08110825**

Ordered to reappear

5900 Northwest 9 Avenue  
CONWAY, WILLIAM 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 a permit application had failed review and would need corrections. He recommended a 42-day extension, and that the owner reappear for a status update.

Eleanor Conway, owner, agreed.



Judge Purdy granted a 42-day extension to July 19 during which time no fines would accrue and ordered the respondent to reappear at that hearing.

**Case: CE12021342**

1440 Northwest 5 Avenue  
ALBRIN RENTAL PROPERTIES INC

This case was first heard on 4/5/12 to comply by 5/10/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$900 and the City was requesting the full fine be imposed.

Judge Purdy imposed no fine.

**Case: CE12030623**

1300 Northeast 1 Avenue  
SIGARAN, GERALDO M JR

This case was first heard on 4/19/12 to comply by 5/17/12. 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 no fine.

**Case: CE12020027**

1301 Northwest 8 Avenue  
AMBROISE, OLBRY

This case was first heard on 4/5/12 to comply by 5/10/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,100 fine, which would continue to accrue until the property complied.

Judge Purdy granted a 14-day extension during which time no fines would accrue.

**Case: CE12050774**

1340 Southwest 2 Court  
BAER, ERIKA

Service was via posting on the property on 6/5/12 and at City Hall on 6/7/12.

Tammy Arana, Fire Inspector, testified to the following violation:  
NFPA 1:10.11.6

A(AN) HIBACHI, GRILL, OR OTHER SIMILAR DEVICE(S) USED FOR COOKING, HEATING, OR ANY OTHER PURPOSE IS BEING USED OR KINDLED ON A BALCONY, UNDER A OVERHANGING PORTION, OR WITHIN 10 FT (3 M) OF A STRUCTURE.

Inspector Arana recommended ordering compliance within 28 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

**Case: CE11091290**

315 N Birch Road  
315 BIRCH LP

This case was first heard on 11/3/11 to comply by 11/17/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$6,250 and the City was recommending no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE11091289**

325 N Birch Road  
315 BIRCH LP

This case was first heard on 11/3/11 to comply by 11/17/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$6,250 and the City was recommending no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE12021393**

2251 Southwest 27 Ln  
BRIGHT, RICKEY DEAN

Service was via posting on the property on 6/4/12 and at City Hall on 6/7/12.

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

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

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

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

**Case: CE11102219**  
741 Indiana Avenue  
COOPER, DIONNE ROSE

Rescheduled from 4/19/12

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

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

PERMIT 11020709 FOR AN AFTER THE FACT BATHROOM REMODEL  
PERMIT 11020710 FOR AN AFTER THE FACT ELECTRIC FOR  
BATHROOM REMODEL  
PERMIT 11020709 TO REPLACE 2 FIXTURES FOR BATHROOM, ATF  
PERMIT 11020941 TO INSTALL BURGULAR ALARM SYSTEM  
1 PANEL 12 DEVICES

Inspector Hruschka recommended ordering compliance within 189 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 189 days or a fine of \$25 per day would begin to accrue.

**Case: CE12021331**  
1140 Northwest 4 Avenue  
DRURY, JOHN R & DEBIE G

Adam Feldman, Senior Code Enforcement Officer, testified to the following violation:  
9-304(b)

THE DRIVEWAY IS NOT MAINTAINED IN THAT IT IS NOT  
WELL GRADED OR DUST FREE.

Complied:  
18-12(a)  
9-280(h)(1)  
9-308(a)  
Withdrawn:  
47-21.8.A.

Officer Feldman 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: CE12041777**

4421 Northwest 12 Avenue  
TIANO, LORRAINE T & TIANO, GEOFFREY F EST

Service was via posting on the property on 5/17/12 and at City Hall on 6/7/12.

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

THERE IS LAWN OVERGROWTH PRESENT ON THIS VACANT/  
UNOCCUPIED 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: CE12041676**

2025 Northwest 24 Avenue  
WILSON, TOMMIE L JR & SADE NIKERA

Service was via posting on the property on 5/24/12 and at City Hall on 6/7/12.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:  
9-306

THERE ARE AREAS OF MISSING/PEELING/CHIPPING PAINT  
PRESENT ON THE EXTERIORS WALLS AND FASCIA BOARDS  
ON THE DWELLING ON THIS 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: CE12051447**

615 Northeast 5 Avenue  
CONTRERAS, EDUARDO B & DIANA

Service was via posting on the property on 6/5/12 and at City Hall on 6/7/12.

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

NUISANCE - THE POOL CONTAINS DIRTY, DISCOLORED

WATER THAT IS A POTENTIAL BREEDING GROUND FOR INSECTS AND MOSQUITOS. THE CITY OF FORT LAUDERDALE CONSIDERS THIS VIOLATION TO BE A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY. THE PROPERTY OWNER HAS BEEN ADVISED OF THE VIOLATION ON NUMEROUS OCCASSIONS AS WELL AS NUMEROUS NOTICES HAVE BEEN ISSUED CITED THIS VIOLATION YET THE VIOLATION CONTINUES TO RECUR. THE RECURRING NATURE OF THIS VIOLATION DICTATES THAT THIS CASE WILL BE PRESENTED TO A SPECIAL MAGISTRATE WHETHER THE VIOLTION IS CORRECTED PRIOR TO THE HEARING OR NOT.

Officer Wimberly 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: CE12032276**

314 Northeast 15 Avenue  
ROSIERE, MICHELE

Service was via posting on the property on 6/2/12 and at City Hall on 6/7/12.

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

VACANT LOT HAS BECOME OVERGROWN WITH WEEDS AND GRASS. THERE IS RUBBISH TRASH AND DEBRIS SCATTERED ON THE GROUNDS INCLUDING BUT NOT LIMITED TO PILES OF YARD DEBRIS, SECTIONS OF A WOODEN FENCE, BUCKETS, ETC.

Officer Thime presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day would begin to accrue.

**Case: CE12041466**

3021 Northeast 41 Street  
RIVERNIDER, DARRYL

Service was via posting on the property on 6/2/12 and at City Hall on 6/7/12.

Ursula Thime, Senior Code Enforcement Officer, testified to the following violation:

18-11(b)

THE SWIMMING POOL LOCATED AT THE BACK OF THIS UNOCCUPIED PROPERTY HAS STAGNANT, GREEN WATER. THE POOL IN THIS CONDITION HAS BECOME A PUBLIC NUISANCE, AND A DANGER TO THE HEALTH AND WELFARE OF NEIGHBORING PROPERTIES.

Officer Thime 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: CE11121870**

Continued from 5/17/12

1107 Northwest 2 Avenue  
RIZZO, MICHAEL & BENAIM, VIVIAN

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

Complied:  
47-21.8.A.  
9-280(g)  
9-306

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.

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: CE12041068**

418 Northwest 13 Avenue  
BROWN-ROGERWITZ, CARMEN

Service was via posting on the property on 6/2/12 and at City Hall on 6/7/12.

Andre Cross, Code Enforcement Officer, testified to the following violations:  
9-279(g)

THE BATHROOM SINK IN UNIT 3 IS DETACHED FROM THE WALL AND THE WALL HAS STARTED TO DRY ROT. ALSO THE KITCHEN SINK AND CABINETS IN UNIT 3 HAS STARTED TO DETACH FROM THE WALL AND IS FALLING A-PART AND IS

ALSO DRY ROTTEED NOT MAINTAINED.

9-279(i)

THE STOVE IS IN DISREPAIR IN UNIT 3 WHERE AS THE TOP BURNERS ARE NOT WORKING.

9-280(b)

THE INTERIOR DOORS AND CLOSET DOORS IN UNIT 3 ARE OFF THE HINGES. THE CABINET DOOR TO THE A/C UNIT IN UNIT 3 IS OFF THE HINGES. ALSO THE DOOR FRAMES ARE BROKEN IN UNIT 3. AND THE EXTERIOR METER ROOM DOOR HAS BEEN COMPLETELY REMOVED.

9-280(f)

THE BATHROOM TOILET IS NOT STABLE IN UNIT 3. WHEN THE TOILET IS IN USE IT ROCKS. ONCE THE TOILET IS FLUSHED IT LEAKS FROM THE BOTTOM. ALSO THE BATHTUB SEALER IS PEELING AND IS CRACKING IN UNIT 3 AND IS NO LONGER WATER-TIGHT.

9-280(g)

THERE IS AN AUTOMATIC CONDENSOR PUMP ILLEGALLY CONNECTED TO THE A/C UNIT IN UNIT 3 THAT COULD BE A MAJOR ELECTRICAL HAZARD.

9-306

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

9-307(a)

THE FRONT DOOR IN UNIT 3 DOES NOT HAVE THE PROPER WEATHER-STRIPPING AND IS NOT IN A SECURE TIGHT-FITTING WEATHER-PROOF MANNER.

Complied:

9-280(h)(1)

9-314

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.

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: CE12040809**

713 Northwest 4 Avenue  
ILAN PROFESSIONAL DESIGN INC

Service was via posting on the property on 6/2/12 and at City Hall on 6/7/12.

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

18-12(a)

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THE MULTI-FAMILY DWELLING INCLUDING BUT, NOT LIMITED TO TRASH BAGS, OLD FURNITURE AND MISCELLANEOUS ITEMS. THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$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: CE12041617**

516 Northwest 15 Avenue  
BRYANT, ROBERT J

Service was via posting on the property on 6/2/12 and at City Hall on 6/7/12.

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 AND IT IS NOT BEING MAINTAINED.

9-278(g)

THERE ARE SOME WINDOW SCREENS THAT ARE NOT INSTALLED PROPERLY ON THE PROPERTY. SOME OF THE WINDOW SCREENS ARE BEING HELD UP BY BLUE PAINT TAPE.

9-307(a)

THE FRONT DOOR IS DRY-ROTTED AND WATER DAMAGED THAT HAS CAUSED THE BOTTOM PORTION TO DETERIORATE AND NOW HAVE AN OPENING THAT WILL ALLOW UNWANTED RODENTS AND PESTS. THE FRONT DOOR IS IN GENERAL DISREPAIR AND IS NOT WEATHER-TIGHT.

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

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



**Case: CE12031973**

251 Southwest 31 Avenue  
PARKIN, BURCHAM A

Service was via posting on the property on 6/2/12 and at City Hall on 6/7/12.

Violation:

47-21.8.A.

THERE ARE BARE AND MISSING AREAS OF LAWN COVER AT THIS OCCUPIED PROPERTY.

The City had a stipulated agreement with the owner to comply within 14 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 14 days or a fine of \$25 per day would begin to accrue.

**Case: CE12042100**

2790 Southwest 2 Street  
BROWNING, RANDALL

Service was via posting on the property on 6/2/12 and at City Hall on 6/7/12.

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

9-280(b)

FRONT EXTERIOR WALL OF THE BUILDING IS IN DISREPAIR WITH MISSING SECTIONS SURROUNDING AIR CONDITIONER UNIT. FRONT AND BEDROOM WINDOWS BROKEN WITH MISSING WINDOW PANES.

9-280(g)

THE REFRIGERATOR IN UNIT D IS IN DISREPAIR WITH ELECTRICAL SHORTAGE AND NOT IN PROPER WORKING CONDITION. EXPOSED WIRING FROM CIRCUIT BOX WHICH IS PETRUDING FROM THE WALL.

Complied:

9-280(f)

Officer Bass presented photos of the property and the case file into evidence, and recommended ordering compliance with 9-280(b) within 35 days or a fine of \$50 per day and with 9-280(g) within 14 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance with 9-280(b) within 35 days or a fine of \$50 per day and with 9-280(g) within 14 days or a fine of \$50 per day would begin to accrue.

**Case: CE11111714**

1601 Northwest 11 Street  
RH INVESTMENT PROPERTIES LLC

Service was via posting on the property on 6/4/12 and at City Hall on 6/7/12.

George Oliva, Building Inspector, testified to the following violation:  
FBC(2007) 105.10.3.1

BOARD UP PERMIT 11031394 IS EXPIRED.

Inspector Oliva 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: CE11111936**

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

Service was via posting on the property on 6/4/12 and at City Hall on 6/7/12.

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

THE FOLLOWING PERMITS ARE EXPIRED.  
97121022 ELECTRICAL (NEW METER)  
05061682 BUILDING (ALUMINUM FENCE)  
07060165 BUILDING (ALTERATION)

Inspector Hruschka recommended ordering compliance within 189 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 189 days or a fine of \$25 per day would begin to accrue.

**Case: CE12011963**

1128 Northwest 5 Court  
MCCULLOUGH, JOHNNY & HALL, ODESSA

Service was via posting on the property on 6/4/12 and at City Hall on 6/7/12.

George Oliva, Building Inspector, testified to the following violation:  
FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS ARE EXPIRED.

10030514 PLUMBING (FIXTURE REPLACEMENT)  
10031215 BUILDING (WINDOW/DOOR REPLACEMENT)  
10060957 BUILDING (SHUTTERS)  
10100140 BUILDING (FENCE)

Inspector Oliva 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: CE12020608**

1913 N Victoria Park Rd  
MCCAULEY, FRANCES & TRIELLO, NICHOLAS

Service was via posting on the property on 6/4/12 and at City Hall on 6/7/12.

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

TREE REMOVAL PERMIT 11061775 IS EXPIRED

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: CE12050018**

1395 Southeast 17 Street  
SOUTHPORT RETAIL LLC  
C/O PRINCIPAL REAL ESTATE INVESTOR

Certified mail sent to the owner was accepted on 6/7/12. Service was also via posting at City Hall on 6/7/12.

Tammy Arana, Fire Inspector, testified to the following violation:  
NFPA 1:10.4.4

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

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

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

**Case: CE12050022**

1022 Southwest 2 Court  
LAKE SUCCESS RENTALS LLC

Service was via posting on the property on 6/4/12 and at City Hall on 6/7/12.

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.

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

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

**Case: CE12050023**

1300 E Broward Boulevard  
M&D PROPERTIES OF FT LAUD INC

Certified mail sent to the owner was accepted on 6/6/12 and certified mail sent to the registered agent was accepted on 6/6/12.

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

NFPA 1:13.6.9.3.1.1.1

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

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 101:31.3.4.5.1

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

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

**Case: CE12050218**

225 Southwest 12 Avenue  
DERISSE, BOAZ

Service was via posting on the property on 6/4/12 and at City Hall on 6/7/12.

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

NFPA 1:13.6.2

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

Complied:

FL Admin Code 69A-60.0081

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

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

**Case: CE12050219**

1204 Northeast 11 Avenue  
DELOS SANTOS, BENITO B

Service was via posting on the property on 6/5/12 and at City Hall on 6/7/12.

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.

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

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

**Case: CE12050764**

1132 Northwest 2 Street  
SWEET, LILIAN

Service was via posting on the property on 6/5/12 and at City Hall on 6/7/12.

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

NFPA 1:11.1.10

THERE IS/ARE MISSING ELECTRICAL COVER(S).

Complied:  
NFPA 1:13.6.2

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

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

**Case: CE12050897**  
1115 Northwest 5 Court  
LEWERS, DEBORAH

Service was via posting on the property on 6/5/12 and at City Hall on 6/7/12.

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.

NFPA 101:31.3.4.5.1

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

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

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

**Case: CE12011321**  
2149 Northeast 56 Place  
SCHMIDTKE, DONNA EST

This case was first heard on 3/15/12 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 \$4,150 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$4,150 fine, which would continue to accrue until the property complied.

**Case: CE12021145**

1404 Northwest 5 Avenue  
TRAN, ROGER H

This case was first heard on 4/19/12 to comply by 5/17/12. 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.

Judge Purdy imposed the \$1,700 fine, which would continue to accrue until the property complied.

**Case: CE11121543**

2020 Northwest 28 Avenue  
ECCLESTON, HENRY C

This case was first heard on 4/5/12 to comply by 5/10/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$300 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$300 fine.

**Case: CE11120286**

1624 Northwest 7 Avenue  
2011 POLLACK FAM LAND TR  
POLLACK, ARNOLD TRSTEE

This case was first heard on 4/5/12 to comply by 5/17/12. 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: CE11102127**

4525 Northeast 21 Avenue  
CORAL RIDGE LANDINGS II CONDO ASSN  
C/O EASTSIDE MANAGEMENT

This case was first heard on 4/19/12 to comply by 5/17/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$625 and the City was recommending no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE11121948**

1840 Northwest 27 Avenue  
WELLS FARGO BANK

This case was first heard on 4/19/12 to comply by 5/17/12. 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.

**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:

CE12031906	CE12021040	CE12022400	CE12030370
CE12050492	CE12032620	CE12041524	CE12040818
CE12040376	CE12032304	CE12040945	CE12042055
CE12042091	CE11122089	CE12020674	CE12021971
CE12030611	CE12041718	CE12050015	CE12050016
CE12050019	CE12050021	CE12050208	CE12050209
CE12050211	CE12050212	CE12050213	CE12050216
CE12050757	CE12050759	CE12050761	CE12050768
CE12050772	CE12050775	CE12050776	CE12050777
CE12050780	CE12050891	CE12050892	CE12050893
CE12050894	CE12050895	CE12050896	CE12050901
CE11111571			

**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:

CE12030087      CE06092002

**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:

CE12050743      CE11121405      CE12020574      CE10042206  
CE11120704



**Cases Closed**

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

CE12041795

There being no further business, the hearing was adjourned at **10:45 AM**.

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

ATTEST:

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

Minutes prepared by: J. Opperlee, Prototype Services