



CITY OF  
FORT LAUDERDALE

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*Venice of America*

**SPECIAL MAGISTRATE  
HEARING  
AGENDA**

**AUGUST 16, 2012**

**9:00 A.M.**

**COMMISSION MEETING ROOM  
CITY HALL**

100 N ANDREWS AVE

**ROSE-ANN FLYNN**

**PRESIDING**

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

AUGUST 16, 2012

9:00 AM

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NEW HEARING

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CASE NO: CE12050288  
CASE ADDR: 6721 NW 26 WY  
OWNER: ZOELLER, BEVERLY A & WEBER, ERICA  
INSPECTOR: SAL VISCUSI

VIOLATIONS: 9-280(b)  
THE SCREEN ENCLOSURE SURROUNDING THE FRONT PORCH  
ON THIS PROPERTY IS IN DISREPAIR AND HAS  
RIPPED/TORN SCREENS PRESENT.

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CASE NO: CE12061335  
CASE ADDR: 2810 NE 60 ST  
OWNER: GMAC BANK % NATIONAL MORTGAGE  
INSPECTOR: MARY RICH

VIOLATIONS: 18-11(a)  
THE POOL AT THIS LOCATION IS FILLED WITH GREEN,  
STAGNANT WATER.

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CASE NO: CE12050646  
CASE ADDR: 1613 NW 15 CT  
OWNER: FILES, LILLIE B EST  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 9-308(a)  
THERE IS A ROOF IN DISREPAIR ON THIS SFR DWELLING,  
BLUE TARP IS COVERING THE ROOF.

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CASE NO: CE12060540  
CASE ADDR: 3317 NE 15 ST  
OWNER: TANTIKIJ, TARN  
INSPECTOR: DICK EATON

VIOLATIONS: 18-11(a)  
THE POOL ON THE PROPERTY IS FULL OF GREEN STAGNANT  
WATER AND IS OR MAY REASONABLY BECOME INFESTED  
WITH MOSQUITOES, ENDANGERING PUBLIC HEALTH,  
SAFETY AND WELFARE.

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AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

AUGUST 16, 2012

9:00 AM

CASE NO: CE12052059  
CASE ADDR: 1021 SW 15 TER  
OWNER: DOYON, BERNARD  
INSPECTOR: MARK CAMPBELL

VIOLATIONS: 18-1.  
THERE IS EXCESSIVE STORAGE OF ITEMS AND DEBRIS  
UNDER THE CARPORT OF THIS PROPERTY.

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CASE NO: CE12051621  
CASE ADDR: 724 NW 3 ST  
OWNER: RH INVESTMENTS PROPERTIES LLC  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 9-280(b)  
THE FLOORS ARE NOT STRUCTURALLY SOUND. THE FLOOR  
IS CAVING IN AREAS AND THE FLOOR TILE ARE  
BROKEN UP IN THE BATHROOM CAUSED BY THE  
DETERIORATING OF THE FLOORS.

9-280(f)  
THERE IS RAW SEWAGE BACKING UP ABOVE GROUND ON THE  
EAST SIDE OF THE PROPERTY.

9-306  
THE SIDE WOODEN PANELS ON THE EXTERIOR OF THE  
BUILDING ARE ROTTED AND ARE DETRIORATED. ALSO THERE ARE  
AREAS OF PEELING AND CHIPPED PAINT ON THE BUILDING.

9-307(a)  
THE DOORS ARE IN NEED OF WEATHERSTRIPPING AND  
THERE ARE GAPS AND THE DOORS ARE NOT WEATHERTIGHT.  
ALSO THE DOOR FRAMES ARE ROTTED AND ARE IN GENERAL  
DISREPAIR.

FBC 105.1  
COMPLIED

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CASE NO: CE12061740  
CASE ADDR: 1500 NW 6 ST  
OWNER: AL-MADI, ALI  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 18-12(a)  
THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT  
THE CONVENIENCE STORE INCLUDING BUT, NOT LIMITED TO BEER  
CANS, BOTTLES, PAPERS AND MISCELLANEOUS ITEMS. THERE ARE  
AREAS OF OVERGROWN GRASS AND WEEDS NOT MAINTAINED.

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AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
AUGUST 16, 2012  
9:00 AM

CASE NO: CE12020048  
CASE ADDR: 1611 NE 15 AVE  
OWNER: STEINER, JOSEPH G  
INSPECTOR: ADAM FELDMAN

VIOLATIONS: 18-12(a)  
COMPLIED

9-305(a)  
COMPLIED

9-306  
THE EXTERIOR OF THE BUILDING IS IN DISREPAIR, IN THAT THERE ARE AREAS OF THE EXTERIOR WALLS/DOORS, THAT ARE DIRTY OR HAVE MISSING/PEELING PAINT.

9-313(a)  
COMPLIED

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CASE NO: CE12061463  
CASE ADDR: 1600 NE 4 AVE  
OWNER: SCHOOL BOARD OF BROWARD COUNTY  
INSPECTOR: ADAM FELDMAN

VIOLATIONS: 47-21.12 A.1.  
WITHDRAWN

47-24.1.B.  
MULTIPLE DEVELOPMENT HAS TAKEN PLACE WITHOUT FIRST OBTAINING DEVELOPMENT REVIEW COMMITTEE APPROVAL FROM THE CITY IN ACCORDANCE WITH THIS SECTION. BASED ON THE IRREVERSIBLE CHARACTER OF THE VIOLATION, THIS CASE WILL BE PRESENTED TO A SPECIAL MAGISTRATE, REGARDLESS IF THE PROPERTY IS BROUGHT INTO COMPLIANCE BEFORE THE HEARING OR NOT. IF THE SPECIAL MAGISTRATE FINDS A VIOLATION TO BE IRREPARABLE OR IRREVERSIBLE IN NATURE, IT MAY IMPOSE A FINE NOT TO EXCEED FIFTEEN THOUSAND DOLLARS (\$15,000.00) PER VIOLATION.

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CASE NO: CE12060191  
CASE ADDR: 928 N VICTORIA PARK RD  
OWNER: COBB, DAVID P  
INSPECTOR: URSULA THIME

VIOLATIONS: 18-12(a)  
THE REAR YARD ON THIS PROPERTY HAS BECOME OVERGROWN. THERE IS RUBBISH TRASH AND DEBRIS ON THE SOUTH AND REAR YARD CONSISTING BUT NOT LIMITED TO BUCKETS, BROKEN FURNITURE, GAME TABLE, WOOD PLANKS, ETC.

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AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

AUGUST 16, 2012

9:00 AM

CASE NO: CE12030336  
CASE ADDR: 1998 E SUNRISE BLVD  
OWNER: E SUNRISE LLC  
INSPECTOR: URSULA THIME

VIOLATIONS: 47-19.4.C.2.

THE WHEELED BULK CONTAINER IS NOT WHEELED BACK TO IT'S LOCATION ON THE PAD. IT IS LEFT PARTIALLY ON THE SIDEWALK MANY TIMES OF THE WEEK.

47-19.4.D.6.

THE HARD SURFACE, WHICH SERVES AS A SERVICE ACCESS DRIVE FOR THE PURPOSE OF EMPTYING TWO BULK CONTAINERS HAVE DETERIORATED. IT HAS POT HOLES, IT IS UNEVEN AND NOT MAINTAINED.

9-306

THE EXTERIOR WALLS OF THE BUILDING ARE DIRTY, HAVE PEELING PAINT AND THE WALLS ARE NOT MAINTAINED IN AN ATTRACTIVE MANNER.

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CASE NO: CE12030517  
CASE ADDR: 1976 E SUNRISE BLVD  
OWNER: LILLIAN HOROWITZ REV TR SHERMAN, MARK TRSTEE  
INSPECTOR: URSULA THIME

VIOLATIONS: 9-306

THE PAINT ON EXTERIOR WALLS OF THIS BUILDING IS STAINED AND HAS AREAS WHICH ARE PEELING. THERE ARE SMALL GRAFFITI SCRIBBLES ON THE WINDOWS AND WALLS. THE NORTH SIDE WALL HAS A DETERIORATED SUEFACE.

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CASE NO: CE12032603  
CASE ADDR: 1045 NW 5 AVE  
OWNER: DARGENSON, YVENOLINE  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 18-12(a)

COMPLIED

47-20.20.H.

COMPLIED

9-280(b)

THE GARAGE DOORS ARE IN DISREPAIR. THEY ARE FALLING APART, AND HAVE DIRTY AND PEELING PAINT.

9-280(h)(1)

THE CHAIN LINK FENCE IS IN DISREPAIR. THERE ARE LEANING AND BENT POSTS, AND BENT TOP RAIL.

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CITY COMMISSION MEETING ROOM - CITY HALL

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9:00 AM

CASE NO: CE12041533  
CASE ADDR: 1305 NW 7 TER  
OWNER: 1305 INVESTMENTS LLC  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 47-21.8.A.  
THE ENTIRE FRONT YARD IS GRAVEL, AND THERE IS NO  
LIVING GROUND COVER.

9-304(b)  
THERE ARE AREAS OF THE PARKING SURFACE, THAT  
ARE MISSING SUFFICIENT GRAVEL, SO THAT THERE IS A  
LARGE AMOUNT OF DIRT SHOWING.

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CASE NO: CE12050372  
CASE ADDR: 1227 NW 5 AVE  
OWNER: BERRIOS, ROBERTO J  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 47-20.20.H.  
THE PARKING LOT OF THIS RENTAL DUPLEX IS IN  
DISREPAIR. THERE ARE LARGE POTHoles, DIRT AND  
DEBRIS.

9-313(a)  
THE HOUSE NUMBERS ARE THE SAME COLOR AS THE  
BUILDING, AND ARE NOT CLEARLY VISIBLE FROM THE  
STREET.

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CASE NO: CE12061754  
CASE ADDR: 1435 S MIAMI RD  
OWNER: FLORES, EDUARDO I & FLORES, EVA M  
INSPECTOR: ARETHA WIMBERLY

VIOLATIONS: 18-12(a)  
OVERGROWTH HAS ACCUMULATED ON THE PROPERTY AND THE  
ADJACENT PUBLIC RIGHT-OF-WAY. RUBBISH, TRASH, AND  
DEBRIS INCLUDING BUT NOT LIMITED TO DISCARDED  
FURNITURE AND HOUSEHOLD ITEMS HAS ACCUMULATED ON  
THE PROPERTY. THE CONDITIONS ON THE PROPERTY ARE A  
NUISANCE AND A THREAT TO THE HEALTH, SAFETY, AND  
WELFARE OF THE COMMUNITY AS THEY CREATE AN  
ENVIORNMENT FOR RATS, VERMIN, AND OTHER PESTS TO  
BREED.

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9:00 AM

CASE NO: CE12061556  
CASE ADDR: 1600 SE 15 ST # 614  
OWNER: LEONARD, PHILLIPE N & AGNES L  
INSPECTOR: ARETHA WIMBERLY

VIOLATIONS: 18-1.

NUISANCE - THE UNSANITARY CONDITIONS HAVE CAUSED A VERY STRONG, OFFENSIVE ODOR TO EMANATE FROM UNIT 614 AND PERMEATE DOWN THE CORRIDOR. THIS OFFENSIVE ODOR IS HAVING A NEGATIVE, ADVERSE IMPACT ON THE NEIGHBORS IN THE BUILDING. ADDITIONALLY, THE ODOR IS HAVING A NEGATIVE IMPACT ON THE HEALTH OF AT LEAST ONE NEIGHBOR WHO STATED THAT HE HAS COPD AND THE ODOR CAUSES HIM TO HAVE PROBLEMS BREATHING. ADJACENT NEIGHBORS ALSO HAVE BEEN IMPAIRED ECONOMICALLY AS THE ODOR INTERFERES WITH SECURING A BUYER FOR NEIGHBORS INTERESTED IN SELLING THEIR PROPERTY.

6-7 (b)(4)

NUISANCE - DOG AND CAT WASTE HAS ACCUMULATED IN UNIT 614 CONTRIBUTING TO THE OFFENSIVE ODOR EMANATING FROM THE PROPERTY HAVING AN ADVERSE AFFECT ON NEIGHBORS.

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CASE NO: CE12070484  
CASE ADDR: 1440 S MIAMI RD  
OWNER: MAVIS, RICHARD  
INSPECTOR: ARETHA WIMBERLY

VIOLATIONS: 24-28(a)

RUBBISH, TRASH, AND DEBRIS HAS ACCUMULATED IN AND AROUND THE DUMPSTER ENCLOSURE AGAIN. THIS PROPERTY OWNER AND PROPERTY MANAGER HAS RECEIVED BOTH VERBAL AND WRITTEN VIOLATION NOTICES ABOUT THE UNSANITARY AND UNSIGHTLY CONDITION OF THE DUMPSTER ENCLOSURE. IN SPITE OF NUMEROUS CITATION WARNINGS AND CITATIONS CARRYING CIVIL PENALTIES, THE PROPERTY OWNER AND PROPERTY MANAGER FAIL TO KEEP THE DUMPSTER ENCLOSURE CLEAN AND SANITARY. ADDITIONALLY, THE LID ON THE DUMPSTER AND THE DOOR OF THE DUMPSTER ENCLOSURE IS NOT KEPT CLOSED.

9-313(a)

THERE ARE NO VISIBLE IDENTIFICATION NUMBERS ON THE BUILDING.

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CASE NO: CE12070765  
CASE ADDR: 1095 SE 17 ST  
OWNER: LAUDERDALE ARBOR LLC  
INSPECTOR: ARETHA WIMBERLY

VIOLATIONS: 47-22.3.C.  
MULTIPLE BANNER SIGNS DISPLAYED AT WAXY'S PUB.  
THIS BUSINESS HAS BEEN CITED AND NOTIFIED MULTIPLE  
TIMES REGARDING PROHIBITED AND UNPERMITTED SIGNS  
INCLUDING BUT NOT LIMITED TO BANNER SIGNS.

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CASE NO: CE12031468  
CASE ADDR: 730 SW 12 AVE  
OWNER: PARTIN, PATRICIA E  
INSPECTOR: TODD HULL

VIOLATIONS: 8-148(a)  
THE VESSEL FLORIDIAN DOCKED BEHIND THIS LOCATION  
IS UNSIGHTLY AND IN BADLY DETERIORATED CONDITION.  
THE HULL OF THE VESSEL IS RUSTED, DIRTY AND HAS  
PEELING AND CHIPPING PAINT.

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CASE NO: CE12011288  
CASE ADDR: 1100 SW 4 AVE  
OWNER: LETO, BETHANY M & LETO, PETER J JR  
INSPECTOR: TODD HULL

VIOLATIONS: 47-19.1 D.  
THERE IS A CAR CANOPY ERECTED IN THE FRONT YARD  
SETBACK OF THIS RESIDENTIAL PROPERTY. THIS  
ACCESSORY STRUCTURE DOES NOT CONFORM TO FRONT YARD  
RESTRICTIONS FOR THIS RESIDENTIAL BUILDING ZONED  
RD-15 AS PER TABLE 47-5.32.

47-34.1.A.1.  
THERE IS OUTDOOR STORAGE OF VARIOUS HOUSEHOLD  
ITEMS, APPLIANCES, FURNITURE, AND OTHER MISC.  
ITEMS. THIS IS UNPERMITTED LAND USE PER TABLE  
47-5.12. IN THIS RD-15 ZONED DISTRICT.

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CASE NO: CE12061252  
CASE ADDR: 18 SE 11 ST  
OWNER: WEAVER, VICTOR L  
INSPECTOR: TODD HULL

VIOLATIONS: 18-11(b)  
THE POOL AT THIS LOCATION IS FILLED WITH  
GREEN/BLACK, STAGNANT WATER.

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CITY COMMISSION MEETING ROOM - CITY HALL

AUGUST 16, 2012

9:00 AM

CASE NO: CE12040741  
CASE ADDR: 709 SE 11 CT  
OWNER: FEDERAL NATIONAL MORTGAGE ASSN  
INSPECTOR: TODD HULL

VIOLATIONS: 9-306  
THERE IS PEELING AND CHIPPING PAINT ON THE EXTERIOR OF THE STRUCTURE. THE SOFFIT AND FASCIA ARE DETERIORATED AND IN DISREPAIR.

9-308(b)  
THERE IS A TARP COVERING THE MAJORITY OF THE ROOF SURFACE ON THE STRUCTURE AT THIS LOCATION. THE TARP IS NOT A PERMANENT PART OF THE BUILDING OR A FUNCTIONAL ELEMENT OF ITS MECHANICAL OR ELECTRICAL SYSTEM AND IS NOT PERMITTED.

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CASE NO: CE12042121  
CASE ADDR: 1409 SW 1 ST  
OWNER: TURNER, STEVEN L  
INSPECTOR: TODD HULL

VIOLATIONS: 9-305(a)  
THERE IS LANDSCAPING OVERGROWTH AND DEBRIS FROM THIS PROPERTY ENCROACHING ONTO THE SIDEWALK/PUBLIC RIGHT OF WAY HINDERING SAFE AND CONVENIENT PEDESTRIAN MOVEMENT.

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CASE NO: CE12050152  
CASE ADDR: 368 E DAYTON CIR  
OWNER: HESLOP, PAULETH D & NELSON, PRISCILLA  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 47-19.1 D.  
THERE IS A CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS OCCUPIED PROPERTY. CAR CANOPY IS NOT LISTED AS A ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IAW SECTION 47-5.11 OF THE CITY ORDINANCE. THE CAR CANOPY ERECTED DOES NOT MEET THE REQUIRED FRONT YARD SETBACKS.

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CASE NO: CE12032250  
CASE ADDR: 2824 SW 4 CT  
OWNER: DURHAM, AGNES R  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 18-4(c)  
THERE IS A BROWN VAN WITH A EXPIRED DECAL BEING STORED ON THE PROPERTY.

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AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

AUGUST 16, 2012

9:00 AM

CASE NO: CE12061441  
CASE ADDR: 221 SW 31 AVE  
OWNER: RND HOLDINGS LLC  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 18-11(b)  
THE POOL AT THIS VACANT PROPERTY IS FILLED WITH GREEN STAGNANT WATER. THE POOL IN THIS CONDITION ENDANGERS THE HEALTH, SAFETY AND WELFARE OF THE NEIGHBORING PROPERTIES.

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CASE NO: CE12061757  
CASE ADDR: 540 E MELROSE CIR  
OWNER: JSRL CO DEVELOPMENT LLC  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 9-308(a)  
THE ROOF IS IN DISREPAIR WITH LEAKS IN THE BEDROOM ON THE EAST SIDE OF THE PROPERTY.

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CASE NO: CE12070209  
CASE ADDR: 2836 SW 3 CT  
OWNER: WALDEN, WILLIE JAMES JR  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 18-11(b)  
THE POOL AT THIS PROPERTY IS FILLED WITH BLACK STAGNANT WATER, THE POOL IN THIS CONDITION ENDANGERS THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

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CASE NO: CE12020626  
CASE ADDR: 2440 NW 31 AVE  
OWNER: HANOY HOLDINGS 8 INC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 105.10.3.1  
FENCE PERMIT# 11062271, AND WINDOWS PERMIT# 11062273 BOTH WERE LEFT TO EXPIRED WITHOUT INSPECTIONS.

FBC(2007) 109.10  
THIS WORK HAS BEEN PERFORMED AND COVER-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

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CITY COMMISSION MEETING ROOM - CITY HALL  
AUGUST 16, 2012  
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CASE NO: CE12040202  
CASE ADDR: 1404 NW 3 AVE  
OWNER: FEDERAL NATL MORTGAGE ASSN % CHASE  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.11.2.1  
REROOF PERMIT 06032876 IS EXPIRED

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CASE NO: CE12040498  
CASE ADDR: 1441 NW 21 ST  
OWNER: JULES, PALINE  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.11.2.1  
BUILDING PERMIT 05020452 FOR CABINET REPLACEMENT  
IS EXPIRED.

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CASE NO: CE12040521  
CASE ADDR: 2340 NW 15 CT  
OWNER: BRADLEY, J D JR & ALYCE  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.11.2.1  
THE FOLLOWING ADDITION PERMITS ARE EXPIRED  
07020781 BUILDING  
07020782 PLUMBING  
07020785 MECHANICAL  
07020786 ELECTRICAL  
07020788 ROOF  
07050645 SHUTTERS  
  
FBC(2010) 110.9  
THIS WORK HAS BEEN PERFORMED AND COVER-UP WITHOUT  
OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM  
THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND  
INSPECTION PROCESS.

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CASE NO: CE12040647  
CASE ADDR: 1224 NW 11 PL  
OWNER: SWABY, ENID  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.11.2.1  
THE FOLLOWING ALTERATION PERMITS ARE EXPIRED  
11051594 BUILDING  
11051595 ELECTRICAL  
11051596 PLUMBING  
11051597 MECHANICAL

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9:00 AM

CASE NO: CE12061822  
CASE ADDR: 1213 NE 5 AVE  
OWNER: PETIT-FRERE, LEXIUS  
INSPECTOR: RON TETREAULT

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.

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CASE NO: CE12061824  
CASE ADDR: 1201 NE 5 AVE  
OWNER: SAHEED & BIBIANA KHAN REV LIV TR KHAN  
INSPECTOR: RON TETREAULT

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.

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CASE NO: CE12061825  
CASE ADDR: 3031 NE 20 AVE  
OWNER: SQUADRITO, JEROME & SQUADRITO, MARIA  
INSPECTOR: RON TETREAULT

VIOLATIONS: FL Admin Code 69A-60.0081  
THIS STRUCTURE HAS BEEN CONSTRUCTED USING LIGHT-FRAME  
TRUSS-TYPE STRUCTURAL MEMBERS. THE REQUIRED IDENTIFYING  
SYMBOL IS NOT POSTED TO SUFFICIENTLY WARN PERSONS CONDUCTING  
FIRE CONTROL AND OTHER EMERGENCY OPERATIONS OF THE EXISTENCE  
OF LIGHT-FRAME TRUSS-TYPE CONSTRUCTION IN THE STRUCTURE.

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CASE NO: CE12061827  
CASE ADDR: 3049 NE 20 AVE  
OWNER: SQUADRITO, JEROME & MARIA  
INSPECTOR: RON TETREAULT

VIOLATIONS: FL Admin Code 69A-60.0081  
THIS STRUCTURE HAS BEEN CONSTRUCTED USING LIGHT-FRAME  
TRUSS-TYPE STRUCTURAL MEMBERS. THE REQUIRED IDENTIFYING  
SYMBOL IS NOT POSTED TO SUFFICIENTLY WARN PERSONS CONDUCTING  
FIRE CONTROL AND OTHER EMERGENCY OPERATIONS OF THE EXISTENCE  
OF LIGHT-FRAME TRUSS-TYPE CONSTRUCTION IN THE STRUCTURE.

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CASE NO: CE12061826  
CASE ADDR: 3115 TERRAMAR ST  
OWNER: SUNSCAPE GROUP LLC  
INSPECTOR: RON TETREAULT

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

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CASE NO: CE12061849  
CASE ADDR: 2701 NE 49 ST  
OWNER: J&E FLORIDA HOLDINGS LLC  
INSPECTOR: RON TETREAULT

VIOLATIONS: FL Admin Code 69A-60.0081  
THIS STRUCTURE HAS BEEN CONSTRUCTED USING LIGHT-FRAME  
TRUSS-TYPE STRUCTURAL MEMBERS. THE REQUIRED IDENTIFYING  
SYMBOL IS NOT POSTED TO SUFFICIENTLY WARN PERSONS CONDUCTING  
FIRE CONTROL AND OTHER EMERGENCY OPERATIONS OF THE EXISTENCE  
OF LIGHT-FRAME TRUSS-TYPE CONSTRUCTION IN THE STRUCTURE.

NFPA 1:1.7.6.2  
THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.

MO Sec. 9-313.  
ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

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CASE NO: CE12061850  
CASE ADDR: 1650 W MCNAB RD  
OWNER: 1650 WEST MCNABB RD HOLDING LLC  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 1:13.3.1.1  
THE FIRE SPRINKLER SYSTEMS IS IN NEED OF SERVICE.

NFPA 25:13.6.2.1  
THE REQUIRED INSPECTIONS AND OPERATIONAL TESTS HAVE NOT BEEN  
MADE ON THE BACKFLOW PREVENTION DEVICE WITHIN THE PAST 12 MONTHS.

NFPA 1:13.3.2.1  
SPRINKLER PROTECTION IS REQUIRED.

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CASE NO: CE12061851  
CASE ADDR: 1101 NW 52 ST # 3  
OWNER: BLACK, MALCOLM TR  
INSPECTOR: RON TETREAULT

VIOLATIONS: F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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CASE NO: CE12061852  
CASE ADDR: 220 SW 27 ST  
OWNER: MANNING CAPITAL HOLDING LLC  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 1:13.3.1.1  
THE FIRE SPRINKLER SYSTEMS IS IN NEED OF SERVICE.

NFPA 1:1.12.1  
WORK REQUIRES A PERMIT.

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CASE NO: CE12061853  
CASE ADDR: 429 NW 9 AVE  
OWNER: NEW MOUNT OLIVE MISSIONARY BAPTIST CHURCH INC  
INSPECTOR: RON TETREAULT

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

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CASE NO: CE12061854  
CASE ADDR: 437 NW 9 AVE  
OWNER: NEW MOUNT OLIVE MISSIONARY BAPTIST CHURCH INC  
INSPECTOR: RON TETREAULT

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

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CASE NO: CE12061855  
CASE ADDR: 1460 SW 24 CT  
OWNER: SMITH, PIERRE-PAUL  
INSPECTOR: RON TETREAULT

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.

MO Sec. 9-313.  
ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

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SPECIAL MAGISTRATE

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AUGUST 16, 2012

9:00 AM

CASE NO: CE12061856  
CASE ADDR: 700 SE 3 AVE # 401  
OWNER: CBSA LAW PLAZA LLC  
INSPECTOR: RON TETREAULT

VIOLATIONS: 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.

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CASE NO: CE12061857  
CASE ADDR: 750 SE 3 AVE # 100  
OWNER: CBSA LAW PLAZA LLC  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 101:7.10.2.1  
EXIT SIGN(S) DOES/DO NOT INDICATE THE WAY TO THE EXIT.

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CASE NO: CE12061858  
CASE ADDR: 700 SE 3 AVE # 200  
OWNER: CBSA LAW PLAZA LLC  
INSPECTOR: RON TETREAULT

VIOLATIONS: MO Sec. 9-313.  
ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

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CASE NO: CE12061859  
CASE ADDR: 700 SE 3 AVE  
OWNER: CBSA LAW PLAZA LLC  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 1:13.1.4  
MINIMUM CLEARANCE OF FIRE PROTECTION EQUIPMENT, FIRE  
DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION SYSTEM  
CONTROL VALVES IS NOT BEING MAINTAINED.

NFPA 1:18.2.2.1  
ACCESS TO OR WITHIN THE STRUCTURE OR AREA IS DIFFICULT  
BECAUSE OF SECURITY.

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CASE NO: CE12070416  
CASE ADDR: 1083 NW 53 ST  
OWNER: 53RD STREET CORP % MARSHA E RICHARD  
INSPECTOR: RON TETREAULT

VIOLATIONS: F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

AUGUST 16, 2012

9:00 AM

CASE NO: CE12070418  
CASE ADDR: 325 SW 26 ST  
OWNER: GEMUETLICHKEIT & HARMONIE INC  
INSPECTOR: RON TETREAULT

VIOLATIONS: F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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CASE NO: CE12070421  
CASE ADDR: 1038 NW 10 AVE  
OWNER: CROWN LIQUORS OF BROWARD INC  
INSPECTOR: RON TETREAULT

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.

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CASE NO: CE12070423  
CASE ADDR: 1600 NE 12 TER  
OWNER: WELLS FARGO BANK NA % BROAD AND CASSEL  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 25:13.7.1 sign  
THE FDC SIGN IS MISSING OR NEEDS REPLACEMENT.

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CASE NO: CE12070725  
CASE ADDR: 3104 NE 9 ST  
OWNER: KAPLAN FAMILY INVESTMENTS LLC  
PIROFSKY INVESTMENTS LLC  
INSPECTOR: RON TETREAULT

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

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CASE NO: CE12070726  
CASE ADDR: 5931 NE 18 AVE  
OWNER: NANCY CINCI TR CINCI, LOUIS DONALD III TRSTEE  
INSPECTOR: RON TETREAULT

VIOLATIONS: FL Admin Code 69A-60.0081  
THIS STRUCTURE HAS BEEN CONSTRUCTED USING LIGHT-FRAME  
TRUSS-TYPE STRUCTURAL MEMBERS. THE REQUIRED IDENTIFYING  
SYMBOL IS NOT POSTED TO SUFFICIENTLY WARN PERSONS CONDUCTING  
FIRE CONTROL AND OTHER EMERGENCY OPERATIONS OF THE EXISTENCE  
OF LIGHT-FRAME TRUSS-TYPE CONSTRUCTION IN THE STRUCTURE.

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AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

AUGUST 16, 2012

9:00 AM

CASE NO: CE12070426  
CASE ADDR: 1105 NW 6 AVE  
OWNER: ARCHDIOCESE OF MIAMI DIVINE  
MERCY HAITAN MISSION  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 1:14.4.1  
THE PATH OF EGRESS IS OBSTRUCTED / BLOCKED.

NFPA 1:1.7.6.2  
THE FIRE ALARM IS NOT FUNCTIONING AS DESIGNED AND INSTALLED.

NFPA 101:13.1.7.1  
APPROVED MAXIMUM CAPACITY CALCULATIONS ARE NOT PROVIDED.

NFPA 1:10.4.4  
THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR  
TAGGED IN ACCORDANCE WITH THE CODE.

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.

NFPA 101:7.9.2.1  
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

NFPA 1:11.1.10  
THERE IS/ARE MISSING ELECTRICAL COVER(S).

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CASE NO: CE12070727  
CASE ADDR: 1932 NW 9 ST  
OWNER: ALEXANDER, JOHNNY L  
INSPECTOR: RON TETREAULT

VIOLATIONS: F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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CASE NO: CE12070728  
CASE ADDR: 812 NW 1 ST  
OWNER: NATIONSTORAGE R E I T I INC  
INSPECTOR: RON TETREAULT

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.

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AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

AUGUST 16, 2012

9:00 AM

CASE NO: CE12070733  
CASE ADDR: 1220 SW 26 ST  
OWNER: GREEN ARBOR MANAGEMENT CORP  
INSPECTOR: RON TETREAULT

VIOLATIONS: NFPA 1:1.12.1  
WORK REQUIRES A PERMIT.

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.

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CASE NO: CE12070739  
CASE ADDR: 2600 SW 12 TER  
OWNER: THABILE PROPERTIES LLC  
INSPECTOR: RON TETREAULT

VIOLATIONS: FL Admin Code 69A-60.0081  
THIS STRUCTURE HAS BEEN CONSTRUCTED USING LIGHT-FRAME  
TRUSS-TYPE STRUCTURAL MEMBERS. THE REQUIRED IDENTIFYING  
SYMBOL IS NOT POSTED TO SUFFICIENTLY WARN PERSONS CONDUCTING  
FIRE CONTROL AND OTHER EMERGENCY OPERATIONS OF THE EXISTENCE  
OF LIGHT-FRAME TRUSS-TYPE CONSTRUCTION IN THE STRUCTURE.

NFPA 1:11.1.10  
THERE IS/ARE MISSING ELECTRICAL COVER(S).

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AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

AUGUST 16, 2012

9:00 AM

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HEARING TO IMPOSE FINES

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CASE NO: CE12020536  
CASE ADDR: 1221 NE 1 AVE  
OWNER: PAWLIK, WALTRAUD  
INSPECTOR: INGRID GOTTLIEB

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.

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CASE NO: CE12031713  
CASE ADDR: 528 NW 8 AVE  
OWNER: BAIN, RAPHAEL  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 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.

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CASE NO: CE12040809  
CASE ADDR: 713 NW 4 AVE  
OWNER: ILAN PROFESSIONAL DESIGN INC  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 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.

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CASE NO: CE12041466  
CASE ADDR: 3021 NE 41 ST  
OWNER: RIVERNIDER, DARRYL  
INSPECTOR: URSULA THIME

VIOLATIONS: 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.

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AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

AUGUST 16, 2012

9:00 AM

CASE NO: CE12042100  
CASE ADDR: 2790 SW 2 ST  
OWNER: BROWNING, RANDALL  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 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(f)  
COMPLIED

9-280(g)  
EXPOSED WIRING FROM CIRCUIT BOX, WHICH IS PETRUDING  
FROM THE WALL.

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CASE NO: CE12051447  
CASE ADDR: 615 NE 5 AVE  
OWNER: CONTRERAS, EDUARDO B & DIANA  
INSPECTOR: ARETHA WIMBERLY

VIOLATIONS: 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.

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