

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
FORT LAUDERDALE CITY HALL  
ROSE-ANN FLYNN PRESIDING  
DECEMBER 20, 2012  
9:00 A.M. – 10:18 A.M.**

**Staff Present:**

Jeri Pryor, Clerk of Special Magistrate Supervisor  
Mary Allman, Secretary, Special Magistrate  
Lori Grossfeld, Clerk III  
Peggy Burks, Clerk III  
Erin Saey, Clerk III  
Ginger Wald, Assistant City Attorney  
Stephanie Bass, Code Enforcement Officer  
Alejandro DelRio, Code Enforcement Officer  
Ingrid Gottlieb, Senior Code Enforcement Officer  
Jorg Hruschka, Building Inspector  
Todd Hull, Code Enforcement Officer  
Mohammed Malik, Zoning Chief  
Wilson Quintero, Code Enforcement Officer  
Mary Rich, Code Enforcement Officer  
Maria Roque, Code Enforcement Officer  
Ron Tetreault, Fire Inspector  
Ursula Thime, Senior code Enforcement Officer  
Salvatore Viscusi, Code Enforcement Officer  
Aretha Wimberly, Code Enforcement Officer

**Respondents and Witnesses**

CE12090487: Howard Hait, Director of Engineering  
CE12081968: Russell Alan Bellew, owner  
CE12032276: Matthew Myers, owner  
CE12071412: Ermene Constant, owner  
CE12110823: Scott Coloney, property manager  
CE12111277: Sharon Lynn Bryant, property manager  
CE12020173: Eric Ian Schwanfeld, owner  
CE12111010: George Ralph Hall III, owner  
CE12041296: Frederick Balls, manager  
CE12031737: Douglas William Stooshinoff, owner  
CE12012088: Steven Auerbacher, attorney; Thomas Alan Dvorak, contractor  
CE12052103: Daina Scott, owner  
CE12090490: Miguel Chamorro, attorney  
CE12021589: Boodhwattie Persaud, owner  
CE12021789: Richard Blackwood, owner

CT12061376: Juliana Sodre, manager  
CE12090394: Henry Kleiner, power of attorney  
CE12091273: Donald Ray Dever, owner; George Wilkerson Gilbert, neighbor  
CE12080518: Susan Trippensee Ulyate, 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: CE12111277**

751 Northwest 5 Street  
NEW MOUNT OLIVE MISSIONARY BAPTIST

Certified mail sent to the owner was accepted on 12/7/12 and certified mail sent to the registered agent was accepted on 12/6/12.

Violation:

FBC(2010) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED REPAIRS OR MODIFICATIONS AS INDICATED IN THE BUILDING SAFETY INSPECTION REPORT(S) WHICH WERE SUBMITTED TO THE CITY HAVE NOT BEEN COMPLETED, AND/OR NEW BUILDING SAFETY INSPECTION REPORT(S) INDICATING THAT NO REPAIRS ARE REQUIRED HAVE NOT BEEN SUBMITTED WITHIN 180 DAYS FROM THE DATE OF THE INITIAL REPORT.

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$25 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

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

**Case: CE12091273**

2607 Northeast 32 Avenue  
DEVER, DONALD R & VIVIAN L

Certified mail sent to the owner was accepted on 11/28/12.

Ursula Thime, Senior Code Enforcement Officer, testified to the following violation:  
47-19.3(h)

THE LENGTH OF THE WATERCRAFT DOCKED BEHIND THIS  
PROPERTY WHICH IS LOCATED IN ZONE RD-15 EXTENDS  
BEYOND THE SIDE SETBACK LINES.  
(SEE FT.LAUD. CODE, ULDR - SEC.47-5.32 TABLE OF  
DIMENSIONAL REQUIREMENTS FOR THE RD-15 AND RDs-15  
DISTRICTS).

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

Mohammed Malik, Zoning Chief, described the property lines and setbacks to Ms. Flynn and explained the area in which the watercraft must fit.

Donald Ray Dever, owner, said there was a problem with the setbacks on the survey and his boat did not exceed it. He claimed that there were boats all along the canal parked this way. Mr. Dever said the prospective buyer of the next-door property wanted the boat removed.

Officer Thime stated the boat was simply too long. She recommended ordering compliance within 10 days or a fine of \$25 per day.

George Wilkerson Gilbert, neighbor, produced his own drawings and said between this boat and another neighbor's dolphin piling, he could not use his own dock.

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

**Case: CE12111010**

904 Southeast 14 Court  
HALL, GEORGE RALPH III & SABRA T

Certified mail sent to the owner was accepted on 11/29/12.

Ron Tetreault, 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.

Inspector Tetreault stated he had spoken with the owner earlier and agreed to recommend ordering compliance within 28 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$150 per day would begin to accrue.

**Case: CE12031737**

1108 Northwest 5 Avenue  
G D INVESTMENTS LLC

This case was first heard on 9/6/12 to comply by 9/20/12 and 11/8/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,150 fine, which would continue to accrue until the property complied.

Douglas William Stooshinoff, owner, said work was in progress and this had been a huge financial burden. He requested additional time.

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

Ms. Flynn granted a 42-day extension during which time no fines would accrue.

**Case: CE12090490**

1450 Southeast 17 Street  
BRE/ESA P PORTFOLIO LLC  
% EXTENDED STAY-PROPERTY TAX

This case was first heard on 10/18/12 to comply by 11/15/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$5,100 fine, which would continue to accrue until the property complied.

Ron Tetreault, Fire Inspector, recommended a 91-day extension retroactive to the original compliance date to remove the accrued fines.

Miguel Chamorro, attorney, agreed to the extension..

Ms. Flynn granted a 91-day extension during which time no fines would accrue, and made the extension retroactive to 11/15/12, removing the accrued fines.

**Case: CE12090487**

1 N Ft. Lauderdale Beach Blvd  
CASTILLO GRAND LLC

This case was first heard on 10/18/12 to comply by 12/20/12. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 12/21/12.

Howard Hait, Director of Engineering, said work was progressing and requested an extension.

Ron Tetreault, Fire Inspector, did not object to a 91-day extension.

Ms. Flynn granted a 91-day extension during which time no fines would accrue.

**Case: CE12012088**

1121 Northwest 4 Avenue  
MANOR VENTURES LTD PARTNERSHIP

This case was first heard on 6/21/12 to comply by 7/19/12. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$9,600 and the City was requesting the full fine be imposed.

Steven Auerbacher, attorney, confirmed the property was complied and requested the fines be waived.

Ingrid Gottlieb, Senior Code Enforcement Officer, said there had been a long delay in the middle of the project.

Ms. Flynn imposed a \$520 fine.

**Case: CE12021589**

1545 Northwest 6 Street  
PERSAUD, BOODHWATTIE

This case was first heard on 9/6/12 to comply by 11/8/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$900 and the City was requesting no fine be imposed.

Boodhwattie Persaud, owner, requested no fines be imposed.

Ms. Flynn imposed no fine.

**Case: CE12080518**

5422 Northwest 10 Terrace  
5400 INDUSTRIAL INC

This was a request to vacate the Order dated 11/15/12 and to re-hear the case.

Ron Tetreault, Fire Inspector, said the inspection had been completed and recommended no fines be imposed.

Susan Trippensee Ulyate, owner, thanked the City for the fine reduction.

Ms. Flynn imposed no fine.

**Case: CE12110823**

435 Hendricks Isle  
SNARKELL-1301 LLC

Certified mail sent to the owner was accepted on 12/3/12 and certified mail sent to the registered agent was accepted on 11/28/12.

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

THERE IS A PARTIALLY SUNKEN VESSEL DOCKED BEHIND  
THE RESIDENCE AT THIS LOCATION. THE VESSEL IS  
DETERIORATED AND MAY BECOME A NAVIGATIONAL HAZARD.

Officer Hull stated the owner had shown him proof that the violation had been complied but he must confirm this by inspecting the property. He recommended ordering compliance within 14 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day would begin to accrue.

**Case: CE12041296**

1100 Southwest 15 Avenue  
CHURCH OF JESUS CHRIST OF  
LATTER-DAY SAINTS TAX ADMINISTRATION

This case was first heard on 8/27/12 to comply by 11/26/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,300 and the City was requesting no fine be imposed.

Frederick Balls, manager, thanked the City for the fine reduction.

Ms. Flynn imposed no fine.

**Case: CE12071412**

350 Northwest 17 Place  
CONSTANT, ERMANE

This case was first heard on 10/4/12 to comply by 10/14/12. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$5,200 and the City was requesting the full fine be imposed.

Ingrid Gottlieb, Senior Code Enforcement Officer, said the owner lived out of town.

Ermene Constant, owner, stated the grass was cut every two weeks but the lawn person had not understood the areas of the property that must be cut.

Ms. Flynn imposed no fine.

**Case: CE12020173**

833 N Victoria Park Rd  
833 NORTH VICTORIA DEV LLC

This was a request to vacate the Order dated 11/1/12 and to re-hear the case.

Ursula Thime, Senior Code Enforcement Officer, said the roof had been replaced and there was a new owner.

Eric Ian Schwanfeld said he had assumed ownership and immediately re-roofed the property. He requested the fines be waived.

Ms. Flynn vacated the Order dated 11/1/12 and waived the fines.

**Case: CE12032276**

314 Northeast 15 Avenue  
ROSIERE, MICHELE

This case was first heard on 6/21/12 to comply by 7/1/12. 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.

Ursula Thime, Senior Code Enforcement Officer, confirmed that the property was in foreclosure.

Matthew Myers, owner, said he had tried to keep the property into compliance even though it was in foreclosure.

Ms. Flynn imposed no fine.

**Case: CE12021789**

1621 Northwest 28 Avenue  
US BANK NATIONAL ASSN TRUSTEE

This case was first heard on 9/20/12 to comply by 10/18/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,550 fine, which would continue to accrue until the property complied.

Richard Blackwood, owner, explained that the house had been in foreclosure and the bank had sold it.

George Oliva, Building Inspector, stated the owner needed to finalize the permit in order to obtain a Certificate of Occupancy. He cautioned that the permit could not be finalized for Mr. Blackwood unless the property was in his name.

Ms. Wald described how Mr. Blackwood could get the property back into his name. Mr. Blackwood requested 60 days.

Ms. Flynn granted a 63-day extension during which time no fines would accrue.

**Case: CE12052103**

1307 Northwest 11 Court  
SCOTT, DAINA

Service was via posting on the property on 11/19/12 and at City Hall on 12/6/12.

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

THERE IS PLANT, LAWN OVERGROWTH ON THIS SINGLE FAMILY RESIDENCE DWELLING, INCLUDING BUT NOT LIMITED TO PLANT, LAWN OVERGROWTH ON THE REAR OF THE DWELLING.

9-306

THE EXTERIOR OF THE DWELLING IS IN NEED OF MAINTENANCE, THERE IS PEELING AND MISSING PAINT ON THE FASCIA AND WALLS, ALSO SOME SECTIONS OF THE FASCIA ARE ROTTED AND IN DISREPAIR.

Officer Quintero presented photos of the property and the case file into evidence, and recommended ordering compliance within 56 days or a fine of \$10 per day, per violation.

Daina Scott, owner, said she needed to do the work herself and hoped to be able to do it now that the weather was cooler.



Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$10 per day, per violation would begin to accrue.

**Case: CE12081968**

109 S Victoria Park Rd  
BELLEW, RUSSELL A

Service was via posting on the property on 11/28/12 and at City Hall on 12/6/12.

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

18-4(c)

THERE IS A WHITE AUDI SEDAN IN THE CARPORT WITH  
EXPIRED FL TAG 134 XVF 04/11.

Withdrawn:

18-12(a)

Officer Hull 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.

Russell Bellew, owner, said he needed to renew his driver's license before he could renew the registration.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day would begin to accrue.

**Case: CE12101553**

2920 Northeast 55 Place  
MCPHATTER, CLYDE & WARD, CLYDE

Service was via posting on the property on 11/27/12 and at City Hall on 12/6/12.

Maria Roque, Code Enforcement Officer, testified to the following violation:

18-7(b)

WINDOW OF THIS PROPERTY WAS BOARDED WITHOUT FIRST  
ATTAINING BOARD UP CERTIFICATE.

Officer Roque presented photos of the property and the case file into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day.

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

**Case: CE12081296**

1700 Northeast 13 Street  
QUICK CAPITAL OF LI CORP

Certified mail sent to the owner was accepted on 11/20/12.

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

THERE IS AT LEAST ONE HOLE IN THE EXTERIOR WALL ON THE NORTH SIDE OF THE FRONT HOUSE WHERE AN AIR CONDITIONER WAS REMOVED. A WINDOW ON THE EAST SIDE OF THE PROPERTY HAS A HOLE WHERE IT APPEARS AN AIR CONDITIONER WAS REMOVED.

Officer Hull presented photos of the property and the case file into evidence, and recommended ordering compliance within 21 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day would begin to accrue.

**Case: CE12081297**

1240 Northeast 17 Avenue  
QUICK CAPITAL OF LI CORP

Certified mail sent to the owner was accepted on 11/20/12.

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

THERE ARE 2 AIR CONDITIONERS ON THIS PROPERTY THAT ARE NOT PROPERLY IN THEIR RESPECTIVE HOLES, THE AC ON THE NORTH SIDE OF THE PROPERTY IS TOO SMALL FOR THE HOLE, THE AC ON THE SOUTH SIDE OF THE PROPERTY HAS BEEN PUSHED IN AND IS ALMOST INSIDE THE HOUSE AND NO LONGER IN THE WALL.

Officer Hull presented photos of the property and the case file into evidence, and recommended ordering compliance within 21 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day would begin to accrue.

**Case: CE12100586**

1100 Northeast 18 Avenue  
FINLEY, JEFFREY SCOTT

Certified mail sent to the owner was accepted on 11/19/12.

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

18-12(a)

THE PROPERTY IS OVERGROWN WITH GRASS, WEEDS AND OTHER PLANT LIFE. THERE IS TRASH, RUBBISH, AND DEBRIS SCATTERED ABOUT THE PROPERTY. THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

Officer Hull 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.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day would begin to accrue.

**Case: CE12091603**

1521 Northwest 8 Avenue  
EDRI, GUY

Certified mail sent to the owner was accepted on 11/21/12.

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

18-12(a)

THERE IS OVERGROWTH, TRASH, LITTER AND DEBRIS ON THE PROPERTY, PARKING AREA AND SWALE OF THIS OCCUPIED DUPLEX PROPERTY.

9-278(g)

THERE ARE SCREENS MISSING FROM WINDOWS.

9-280(b)

THE FRONT DOOR IS IN DISREPAIR, AND TWO OF THE HINGES HAVE BECOME UNSCREWED FROM THE FRAME. THERE ARE BROKEN WINDOWS AND WINDOWS MISSING THE FRAMING AROUND THE GLASS.

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.

Ms. Flynn 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: CE12090221**

1025 Northwest 7 Avenue  
MAGALDO, DIANNE

Service was via posting on the property on 11/20/12 and at City Hall on 12/6/12.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violations:  
9-276(c)(3)

THERE IS EVIDENCE OF TERMITES.

9-278(g)

THERE ARE WINDOWS MISSING SCREENS.

9-280(b)

THERE IS ROTTED AND TERMITE EATEN WOOD ON THE INTERIOR AND EXTERIOR OF THE STRUCTURE. THE FLOORING IS DETERIORATING AND MISSING IN SOME AREAS. THE WALLS AND CLOSET HAVE HOLES AND ROTTING WOOD THE CEILING IS IN DISREPAIR, AND HAS BEEN PATCHED IN AREAS. THERE ARE BROKEN WINDOWS, WINDOWS SCREWED SHUT, AND MISSING FRAMING AROUND GLASS.

9-280(g)

THERE ARE AC UNITS INSTALLED IN AN UNSAFE MANNER IN WINDOW OPENINGS. THERE IS EXPOSED WIRING, AND OUTLETS AND SWITCHES MISSING PLATE COVERS.

9-306

THE EXTERIOR OF THE STRUCTURE HAS DIRTY, STAINED, PEELING, CHIPPING, AND MISSING PAINT.

9-308(a)

THERE IS ROTTED FASCIA BOARD AND CLEAR EVIDENCE OF A ROOF LEAK.

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.

Ms. Flynn 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: CE12100175**

2380 Northwest 26 Street  
BLACK MARLIN PROPERTIES INC

Certified mail sent to the owner was accepted on 11/16/12.

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

THERE IS TRASH/RUBBISH/DEBRIS/OUTDOOR STORAGE  
SCATTERED ABOUT ALL YARDS (FRONT REAR AND SIDES)  
OF THIS OCCUPIED PROPERTY.

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.

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

**Case: CE12080419**

2401 Northwest 21 Avenue  
STEELE, WILLIE & LULA MAE

Service was via posting on the property on 11/5/12 and at City Hall on 12/6/12.

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

THERE ARE BROKEN WINDOWS PRESENT ON THE BUILDING  
ON THIS PROPERTY, THE GUTTER SYSTEM IS IN  
DISREPAIR, AND THE ROOF FLASHING ON THE NORTH SIDE  
OF THE BUILDING ALSO APPEARS TO BE DAMAGED OR IN  
DISREPAIR. THERE IS ALSO RE-BARR STICKING OUT OF  
THE BUILDING ON THE EAST AND WEST ENDS THAT ARE  
NOT TIED INTO ANYTHING. IN ADDITION THE FASCIA BOARDS  
ON THE NORTH SIDE OF THE DWELLING ARE DAMAGE AND ROTTEN.

9-280(g)

THERE IS A ROOF TOP LIGHT FIXTURE THAT IS IN  
DISREPAIR THAT HAS THE INTERNAL PARTS AND BULB  
DANGLING FROM THE FIXTURE.

9-306

THERE ARE AREAS OF MISSING/CHIPPING/  
PEELING/MILDEW/DIRT STAINS PRESENT ON THE  
EXTERIORS WALLS OF THE BUILDING ON THIS PROPERTY.

Complied:

BCZ 39-275(6)(b)

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

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

**Case: CE12101366**

3231 Northwest 66 Street  
BRAY, THOMAS

Service was via posting on the property on 11/20/12 and at City Hall on 12/6/12.

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

THERE IS A 6FT WOOD FENCE THAT IS DAMAGED, IN  
DISREPAIR AND HAS A SECTION THAT IS DOWN ON THIS  
VACANT/UNOCCUPIED PROPERTY.

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

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

**Case: CE12110147**

2900 Northwest 59 Street  
WORLD JET, INC

Personal service was made to the owner on 11/29/12. Service was also via posting at City Hall on 12/6/12.

Ron Tetreault, Fire Inspector, testified to the following violations:  
NFPA 1:13.2.3.1

THE STANDPIPE IS NOT BEING MAINTAINED IN AT LEAST THE SAME  
LEVEL OF PERFORMANCE AND PROTECTION AS DESIGNED.

NFPA 101:7.9.2.1

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

Complied:

NFPA 1:13.3.1.1

NFPA 1962:4.3.2

Inspector Tetreault recommended ordering compliance within 91 days or a fine of \$150 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$150 per day, per violation would begin to accrue.

**Case: CE12090394**

2550 Northwest 19 Street  
BH NEHAMA CAPITAL LLC

This case was first heard on 10/18/12 to comply by 11/15/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$45,900 fine, which would continue to accrue until the property complied.

Henry Kleiner, power of attorney, requested an additional 20 days.

Ron Tetreault, Fire Inspector, did not object to the request but recommended a 182-day extension for NFPA 1:50.5.2.1 and a 28-day day extension for the remaining violations.

Ms. Flynn granted a 182-day extension for NFPA 1:50.5.2.1 and a 28-day day extension for the remaining violations, during which time no fines would accrue.

**Case: CE12110588**

700 Southeast 14 Court  
BOTELL, MARIO

Certified mail sent to the owner was accepted on 11/28/12.

Ron Tetreault, Fire Inspector, testified to the following violation:  
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.

Complied:  
FL Admin Code 69A-60.0081

Inspector Tetreault recommended ordering compliance within 28 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$150 per day would begin to accrue.

**Case: CE12111275**

1801 Northeast 56 Street  
CLAUS & DIXIE LEE MASON GREVE TR

Violation:  
FBC(2010) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISHED BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION

PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED REPAIRS OR MODIFICATIONS AS INDICATED IN THE BUILDING SAFETY INSPECTION REPORT(S) WHICH WERE SUBMITTED TO THE CITY HAVE NOT BEEN COMPLETED, AND/OR NEW BUILDING SAFETY INSPECTION REPORT(S) INDICATING THAT NO REPAIRS ARE REQUIRED HAVE NOT BEEN SUBMITTED WITHIN 180 DAYS FROM THE DATE OF THE INITIAL REPORT.

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$25 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

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

**Case: CE12111278**

345 Southwest 24 Street  
FREIDA B CHURCH REV TR CHURCH, FREIDA

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

Violation:

FBC(2010) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED REPAIRS OR MODIFICATIONS AS INDICATED IN THE BUILDING SAFETY INSPECTION REPORT(S) WHICH WERE SUBMITTED TO THE CITY HAVE NOT BEEN COMPLETED, AND/OR NEW BUILDING SAFETY INSPECTION REPORT(S) INDICATING THAT NO REPAIRS ARE REQUIRED HAVE NOT BEEN SUBMITTED WITHIN 180 DAYS FROM THE DATE OF THE INITIAL REPORT.

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$25 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

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



**Case: CE12091206**

1440 South Miami Rd  
MAVIS, RICHARD

This case was first heard on 11/1/12 to comply by 11/11/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$3,000 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$3,000 fine.

**Case: CE12081127**

528 Northwest 21 Avenue  
MCGRIFF, JULUS

This case was first heard on 10/4/12 to comply by 11/8/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$2,050 fine, which would continue to accrue until the property complied.

**Case: CE12060649**

1524 Northeast 15 Avenue  
MONTEIRO, RICARDO

This case was first heard on 10/4/12 to comply by 11/8/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,025 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$1,025 fine, which would continue to accrue until the property complied.

**Case: CT12061376**

2471 East Commercial Boulevard  
FIREPLACE INNS INC  
& NOVAK, RICHARD J

This case was first heard on 10/4/12 to comply by 11/8/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property complied.

Juliana Sodre, manager, requested two additional weeks.

Ms. Flynn granted a 28-day extension during which time no fines would accrue.

**Case: CE12041682**

902 Mandarin Isle  
TREBBI, RONALD G & KATHY M

This case was first heard on 9/20/12 to comply by 11/1/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$2,400 fine, which would continue to accrue until the property complied.

**Case: CE11120720**

712 Southwest 4 Place  
WINER, RICHARD

This case was first heard on 4/19/12 to comply by 5/24/12. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting a 28-day extension.

Ms. Flynn granted a 28-day extension during which time no fines would accrue.

**Case: CE12082022**

254 Southwest 21 Wy  
MERRITT, KEVIN L & JANICE H

This case was first heard on 11/1/12 to comply by 11/15/12. 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.

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

**Case: CE12081970**

254 Southwest 21 Wy  
MERRITT, KEVIN L & JANICE H

This case was first heard on 11/1/12 to comply by 11/11/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$750 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$750 fine.

**Case: CE12020626**

2440 Northwest 31 Avenue  
HANOY HOLDINGS 8 INC

This case was first heard on 8/16/12 to comply by 9/20/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,250 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$2,250 fine, which would continue to accrue until the property complied.

**Case: CE12081262**

1615 Northeast 3 Court  
HUNTER, SUSANA EST

This case was first heard on 11/1/12 to comply by 11/11/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$950 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$950 fine, which would continue to accrue until the property complied.

**Case: CE12090249**

6847 Northwest 25 Terrace  
TASSY, MICHAEL PAUL & TASSY, ULTIMA VILFORT

This case was first heard on 11/1/12 to comply by 11/11/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,800 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$3,800 fine, which would continue to accrue until the property complied.

**Case: CE12070068**

1428 Northwest 3 Avenue  
PAVA, ANA SALINAS

This case was first heard on 10/4/12 to comply by 11/8/12 and 12/6/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,750 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$2,750 fine, which would continue to accrue until the property complied.

**Case: CE12090402**

2701 Middle River Drive # 21  
US BANK NATIONAL ASSN TRUSTEE

This case was first heard on 10/18/12 to comply by 11/15/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$8,500 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$8,500 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:

CE12101312	CE12101472	CE12081812	CE12101389
CE12100525	CE12102011	CE12101644	CE12110580
CE12110582	CE12110584	CE12110585	CE12110586
CE12110590	CE12110587	CE12110589	CE12111008
CE12111006	CE12111009	CE12111004	CE12110973
CE12111270	CE12080311		

**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:

CE12110974

**Cases Rescheduled**

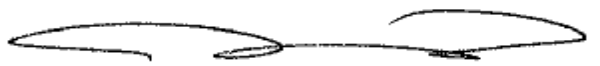
The below listed cases had been rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE12050333      CT12101464

There being no further business, the hearing was adjourned at **11:18 AM**.

  
\_\_\_\_\_  
Special Magistrate

ATTEST:

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