

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
DECEMBER 17, 2015  
9:00 A.M.**

**Staff Present:**

Mary Allman, Secretary, Special Magistrate  
Porshia Goldwire, Administrative Services Supervisor  
Deanna Bojman, Clerk III  
Peggy Burks, Clerk III  
Yvette Cross-Spencer, Clerk III  
Rhonda Hasan, Assistant City Attorney  
Wanda Acquavella, Code Enforcement Officer  
Frank Arrigoni, Building Inspector  
Mark Campbell, Code Enforcement Officer  
Leonard Champagne, Senior Code Enforcement officer  
Andre Cross, Code Enforcement Officer  
Alejandro DelRio, Building Inspector  
Jessika Epley, Code Enforcement Officer  
Ingrid Gottlieb, Senior Code Enforcement Officer  
Linda Holloway, Code Enforcement Officer  
Robert Kisarewich, Fire Inspector  
George Oliva, Chief Building Inspector  
Wilson Quintero, Code Enforcement Officer  
Wilson Quintero Jr., Code Enforcement Officer  
Mary Rich, Code Enforcement Officer

**Respondents and witnesses**

CE15081591: Randy Whitesides, CEO  
CE14100137: Jason Crush, attorney  
CE15081463: Carlos Rodriguez-Caborroccas, attorney; Craig Shuler, managing operations supervisor  
CE15050188: William Seidler, property manager  
CE15081574: Scott Strawbridge, owner  
CE15010904: Edmund Waterman, owner  
CE15092191: Joy Ganaishlal, owner  
CE15072512: Acreus Laurent, owner  
CE15080957: Joann Crimi, owner  
CE15080979: Maria Vaca, owner  
CE15082210: Fidel Goldson Jr., owner  
CE15061074: Mohammed Haroon, owner  
CE15050526: John Nyce, attorney; Lawrence McPhail, general manager

CE15080846: James Welzien, owner  
CE15100021: Shaun Sands, owner  
CE15080326: Paul Ott, principal  
CE15082014: Raj Motwani, owner  
CE15080345: Robert Monaco, managing partner  
CE15071234: Kristina Wilson, attorney; Andrea Arboleda, property manager  
CE15090922: Kate Kavanaugh, property manager; Kristina Wilson, attorney

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: CE14100137**

234 Almond Avenue  
235 S FT LAUDERDALE BEACH LLC

This case was first heard on 6/18/15 to comply by 8/6/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$6,600 and the City was requesting the full fine be imposed.

Frank Arrigoni, Building Inspector, recommended reducing the fine to \$520 for administrative fees.

Jason Crush, attorney, agreed to the reduction.

Judge Purdy imposed a fine of \$520 for the days the property was out of compliance.

**Case: CE15050526**

Request for extension

2197 North Ocean Boulevard  
BAHRAMI, ZAHRA

This case was first heard on 8/20/15 to comply by 9/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$13,000.

Ingrid Gottlieb, Senior Code Enforcement Officer, said she had spoken with the owner and agreed to recommend an additional 42-day extension.

Judge Purdy granted a 42-day extension to 1/28/16, during which time no fines would accrue.

The following two cases were heard together:

**Case: CE15090922**

5320 Northwest 9 Avenue  
EWE WAREHOUSE INVESTMENTS XXXI LTD

Service was via posting on the property on 11/30/15 and at City Hall on 12/3/15.

Mary Rich, Code Enforcement Officer, testified to the following violation:  
47-20.20.H.

THE PARKING AREAS OF THIS COMMERCIAL PROPERTY ARE IN DISREPAIR IN THAT THERE ARE SEVERAL POTHOLES WHICH CAN BE SEEN THROUGHOUT THE PROPERTY, WHEEL STOPS WHICH ARE CRACKED/DAMAGED AND THERE IS A STOP SIGN ASSEMBLY WHICH IS DOWNED. THE ENTIRE PARKING AREA OF THIS COMMERCIAL PROPERTY IS WORN DOWN AND NOT MAINTAINED ADEQUATELY.

Officer Rich presented photos of the property and the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day.

Kristina Wilson, attorney, said the owner had acquired the property at auction a couple of years ago. They were working with the adjacent property owner to address the violations. Ms. Wilson stated they had retained an engineer and intended to replace the entire parking lot. She requested 120 days and Inspector Rich agreed.

Judge Purdy found in favor of the City and ordered compliance within 126 days or a fine of \$100 per day would begin to accrue.

**Case: CE15071234**

5300 Northwest 9 Avenue  
DEZER POWERLINE LLC

Service was via posting on the property on 11/30/15 and at City Hall on 12/3/15.

Mary Rich, Code Enforcement Officer, testified to the following violation:  
47-20.20.H.

THE PARKING AREAS OF THIS COMMERCIAL PROPERTY ARE IN DISREPAIR IN THAT THERE ARE SEVERAL POTHOLES WHICH CAN BE SEEN THROUGHOUT THE PROPERTY, WHEEL STOPS WHICH ARE CRACKED/DAMAGED AND THERE IS A "STOP SIGN" ASSEMBLY/SIGN WHICH IS DOWNED. THE ENTIRE PARKING AREA OF THIS COMMERCIAL PROPERTY IS WORN DOWN AND NOT MAINTAINED ADEQUATELY.

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

Judge Purdy found in favor of the City and ordered compliance within 126 days or a fine of \$100 per day would begin to accrue.

**Case: CE15081463**

400 Southwest 24 Street  
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

Service was via posting on the property on 12/4/15 and at City Hall on 12/3/15.

George Oliva, Chief Building Inspector, testified to the following violation:  
FBC(2014) 110.15

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

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva said they needed to verify who owned the building and recommended a 42-day continuance.

Carlos Rodriguez-Caborroccas, attorney, and Craig Shuler, managing operations supervisor, were present.

Judge Purdy continued the case for 42 days.

**Case: CE15080846**

2640 Northeast 27 Way  
STANLEY, ROBERTA G & WELZIEN, JAMES S

Service was via posting on the property on 11/17/15 and at City Hall on 12/3/15.

Mary Rich, Code Enforcement Officer, testified to the following violation:  
9-308(b)

THE ROOF OF THIS SINGLE FAMILY RESIDENCE IS NOT BEING MAINTAINED. THE TILE ROOF IS DIRTY, DISCOLORED AND MILDEWED IN AREAS. ROOFS SHALL BE MAINTAINED IN A CLEAN CONDITION AND KEPT FREE OF TRASH, DEBRIS, OR ANY OTHER ELEMENT WHICH IS NOT A

PERMANENT PART OF THE BUILDING.

Officer Rich said the owner was in the process of demolishing the property. She presented photos of the property and the case file into evidence and recommended ordering compliance within 112 days or a fine of \$50 per day.

James Welzien, owner, agreed and said they were applying for the demolition permit.

Judge Purdy found in favor of the City and ordered compliance within 112 days or a fine of \$50 per day would begin to accrue.

**Case: CE15082210** Administrative hearing  
1737 Lauderdale Manors Drive  
JUNNY INVESTMENT GROUP LLC

Alejandro DelRio, Building Inspector, testified to the following violation:  
18-7(a)

THERE ARE WINDOWS, DOORS AND OTHER OPENINGS IN DISREPAIR, MISSING, BROKEN, UNSECURED AND OPEN ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR OF THIS UNOCCUPIED, VACANT AND ABANDONED DWELLING, CREATING AN IMMINENT HAZARD, DANGEROUS TO THE HEALTH, SAFETY AND/OR WELFARE OF THE PUBLIC.

Fidel Goldson Jr., owner, said he had secured the property on 9/7 and Officer Quintero had checked the boarding and informed him everything was fine. After that, another company paid by the City had removed his boarding and installed their own.

Ms. Hasan displayed photos and stated the owner's contractor's board-up had not been done in accordance with City code and was not permitted so the City had replaced it. Mr. Goldson said he had never been told the boarding was not proper.

Judge Purdy denied the request.

**Case: CE15080326**  
2900 Northeast 47 Street  
ARCHDIOCESE OF MIAMI

Service was via posting on the property on 12/4/15 and at City Hall on 12/3/15.

Alejandro DelRio, Building Inspector, testified to the following violation:  
FBC(2014) 110.15

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

PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector DelRio recommended ordering compliance within 180 days or a fine of \$100 per day.

Paul Ott, principal, said they would comply but was not sure it would be done within 180 days.

Judge Purdy found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day would begin to accrue.

**Case: CE15100021**

2781 Northwest 19 Street  
SANDS, SHAUN

Service was via posting on the property on 11/12/15 and at City Hall on 12/3/15.

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

THE CHAIN LINK FENCE AT THIS VACANT LOT IS IN DISREPAIR.

Officer Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Officer Quintero stated Shaun Sands, the owner, had agreed to comply.

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: CE15080345**

4900 Bayview Drive  
MERIDIAN APARTMENTS INC.

Service was via posting on the property on 12/7/15 and at City Hall on 12/3/15.

George Oliva, Chief Building Inspector, testified to the following violation:

FBC(2014) 110.15

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

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Robert Monaco, managing partner, said they had submitted a 40-year inspection four years ago and would submit the 10-year inspection.

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

**Case: CE15072512**

1606 Northwest 2 Avenue  
ACREUS, LEJISNET & ACREUS, LAURENT

Service was via posting on the property on 12/3/15 and at City Hall on 12/3/15.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violation:  
9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE WEEDS COVERING THE PROPERTY, AND THE GRASS ON THE SWALE IS MISSING.

Complied:  
47-34.1.A.1.

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.

Acreus Laurent, owner, was present.

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: CE15010904**

627 North Federal Highway  
WATERMAN, EDMUND

This case was first heard on 10/1/15 to comply by 10/22/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,100 and the City was requesting a \$718 fine be imposed.

Leonard Champagne, Senior Code Enforcement Officer, recommended reducing the fine to \$718 to cover administrative costs.

Edmund Waterman, owner, asked that the fine be further reduced, He said he had experienced difficulties with contractors.

Judge Purdy imposed a fine of \$718 for the days the property was out of compliance.

**Case: CE15080979** Administrative hearing  
1709 Davie Blvd  
VACA, MARIA ELENA

Linda Holloway, Code Enforcement Officer, testified to the following violation:  
24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,  
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE  
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Officer Holloway stated she had cited the property on 8/12/15, the violation remained at her reinspection on 8/14 and the City had removed the trash on 8/21.

Maria Vaca, owner, stated the neighbors to the west of the lot put their trash on her sidewalk. She presented photos to Judge Purdy. Ms. Vaca stated the adjacent neighbors had also parked cars for sale on her lot.

Judge Purdy denied the request.

**Case: CE15080957** Administrative hearing  
1670 Riverland Road  
CRIMI, JOANN SARAH

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

THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS  
SCATTERED ALL AROUND THIS VACANT PROPERTY AND  
SWALE AREA, INCLUDING BUT NOT LIMITED TO YARD  
WASTE AND UNMAINTAINED BUSHES AND SHRUBS.



Officer Campbell stated he had cited the property on 8/11, the violation remained at his reinspection on 8/27 and the City had cleaned the property on 9/3/15.

Joann Crimi, owner, said she had never received the notices. She said the first notice she received was on 9/26 and then another on 10/2. She stated she had hired a lawn man who cut the swale on 9/28 and trimmed the trees on 10/3. She added that she had never seen any work the City had supposedly done. Ms. Crimi asked for a fine reduction.

Judge Purdy denied the request.

**Case: CE15082014**

3081 Harbor Drive  
RAJ HOTELS LLC

Service was via posting on the property on 12/7/15 and at City Hall on 12/3/15.

Alejandro DelRio Building Inspector, testified to the following violation:  
FBC(2014) 110.15

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

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION  
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR  
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS  
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN  
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector DelRio recommended ordering compliance within 42 days or a fine of \$100 per day.

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

**Case: CE15081574**

610 Northwest 10 Avenue  
NORTHWEST PROPERTIES I LTD

Service was via posting on the property on 12/7/15 and at City Hall on 12/3/15.

George Oliva, Chief Building Inspector, testified to the following violation:  
FBC(2014) 110.15

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

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Scott Strawbridge, owner, agreed, but requested 60 days. He said the buildings had been recertified three years ago and they had already engaged an engineer. Inspector Oliva objected and said Broward County would only allow 42 days.

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

**Case: CE15081591**

228 Southwest 21 Terrace  
NEPTUNE BOAT LIFTS INC.

Service was via posting on the property on 12/4/15 and at City Hall on 12/3/15.

George Oliva, Chief Building Inspector, testified to the following violation:  
FBC(2014) 110.15

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

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Randy Whitesides, CEO, said they had submitted a renovation permit application in September but it was still in plan review. He stated the fire system would need to be brought up to code to get the certification. Inspector Oliva stated the certification was only for mechanical and structural and if the report was submitted with repairs required, they would be granted a 180-day extension.

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

**Case: CE15092191**

710 Northwest 5 Avenue  
GANAISHLAL, PREMNATH

Service was via posting on the property on 12/1/15 and at City Hall on 12/3/15.

Leonard Champagne Senior Code Enforcement Officer, testified to the following violation:

47-19.4.D.1.

THIS IS A COMMERCIAL PROPERTY NOT PROVIDING AN  
ON-SITE ENCLOSURE FOR THERE BULK CONTAINER/WASTE  
RECEPTACLE.

Officer Champagne 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.

Joy Ganaishlal, owner, said she was working on a permit.

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

**Case: CE15061074**

1881 Davie Blvd  
HAROON, MOHAMMED A & HAROON, YASMEEN A

This case was first heard on 9/17/15 to comply by 10/15/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$55,800 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Senior Code Enforcement Officer, recommended imposition of the fines.

Mohammed Haroon, owner, said they were changing from the current use to a hotel. He reported they had acquired the property under I-95 just a few days ago. Mr. Haroon reported they had closed all potholes but they needed to seal the parking lot and build a trash enclosure. He requested 15-20 days to pull a permit.

Inspector Champagne said the City had worked with Mr. Haroon to spruce up the properties but the building had not been painted. He had explained to Mr. Haroon that if he ever demolished the building and proceeded with his hotel plan, they would deal with the fines at that time.

Judge Purdy imposed the \$55,800 fine, which would continue to accrue until the violations were corrected.

**Case: CE15050188**

540 Northeast 8 Street  
FLAGLER VILLAGE LAND TR  
GREENFIELD, STEVEN B TRUSTEE

This case was first heard on 7/16/15 to comply by 7/26/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,800 and the City was requesting the full fine be imposed.

Andre Cross, Code Enforcement Officer, confirmed the property was in compliance.

William Seidler, property manager, said they had been maintaining the property planned to demolish the existing building the following month.

Judge Purdy imposed no fine.

**Case: CE15090029**

312 Southwest 19 Street  
308 SOUTHWEST 19 STREET LAND TR EMMER, RYAN TRUSTEE

Service was via posting on the property on 11/23/15 and at City Hall on 12/3/15.

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

THERE IS TRASH AND DEBRIS CONSISTING OF BUT NOT LIMITED TO BROKEN CONCRETE (BRICKS) IN THE REAR OF THE PROPERTY AGAINST THE NEIGHBORS FENCE.

Officer Epley presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

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

**Case: CE15091188**

732 Southeast 15 Street  
ROCKY 732 LLC  
% STEPHEN E HOESLEY

Service was via posting on the property on 11/23/15 and at City Hall on 12/3/15.

Jessika Epley, Code Enforcement Officer, testified to the following violation:  
47-19.4.B.1.

THERE IS A WHEELED (2) CUBIC YARD BULK CONTAINER  
FOR THE DISPOSAL OF SOLID WASTE THAT IS NOT  
POSITIONED UPON A HARD SURFACED PAD LOCATED BEHIND  
THE BUILDING LINE(S).

Officer Epley 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: CE15090336**

900 Southwest 9 Terrace  
BINGER, CHERIE

Service was via posting on the property on 12/1/15 and at City Hall on 12/3/15.

Linda Holloway, Code Enforcement Officer, testified to the following violation:  
9-305(b)

THERE ARE AREAS WITH DEAD AND BARE/MISSING GROUND  
COVER ON THE LAWN AND SWALE. THERE ARE ALSO  
OVERGROWN GRASS/WEEDS GROWING THROUGH THE DRIVEWAY  
PAVERS.

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 126 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 126 days or a fine of \$25 per day would begin to accrue.

**Case: CE15071640**

Stipulated agreement

1316 Northwest 7 Terrace  
CAPITAL HOMES LENDING LLC  
% STEVEN D BRAVERMAN PA

Violations:

25-13

A GRAVEL PARKING STRIP AND CONCRETE PARKING AREA  
HAVE BEEN INSTALLED ON THE CITY RIGHT OF Way  
WITHOUT APPROVAL FROM THE CITY.

9-280(h)(1)

THE CHAIN LINK FENCE IS IN DISREPAIR. THE TOP RAIL  
IS BENT AND THE CHAIN LINK IS IN DISREPAIR AND NOT  
PROPERLY ATTACHED.

9-304(b)

THE DRIVEWAY PORTION ON THE CITY RIGHT OF Way , IS  
IN DISREPAIR AND IS NOT SMOOTH AND WELL GRADED, AS  
REQUIRED.

9-305(b)

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

Complied:

18-4(c)

47-34.4 B.1.b.

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$50 per day, per violation. 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 35 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE15090398**

Stipulated agreement

1437 Northeast 2 Avenue  
LITZ, DEBORAH M

Violations:

9-304(b)

THERE ARE CARS PARKING ON A GRASS/DIRT SURFACE. THE  
GRAVEL DRIVEWAY HAS BECOME DETERIORATED AND HAS WEEDS  
GROWING THROUGH.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE  
WEEDS AND MISSING GRASS ON THE PROPERTY AND SWALE.

The City had a stipulated agreement with the owner to comply within 49 days or a fine of \$25 per day, per violation. 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 49 days or a fine of \$25 per day, per violation would begin to accrue.

**Case: CE15072067**

Stipulated agreement

201 Northwest 6 Street  
MUNAZ ENTERPRISES INC.

Violation:

47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING IN SOME AREAS; WHEEL STOPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

The City had a stipulated agreement with the owner to comply within 49 days or a fine of \$100 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 49 days or a fine of \$100 per day would begin to accrue.

**Case: CE15100662**

1335 Southwest 26 Avenue  
MADADI, JAGGA R & POLADI, VEENA K

Service was via posting on the property on 11/24/15 and at City Hall on 12/3/15.

Mark Campbell, Code Enforcement Officer, testified to the following violation:

18-12(a)

THERE IS OVERGROWTH, TRASH, AND DEBRIS ALL AROUND THIS PROPERTY.

Officer Campbell 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: CE15091698**

2321 Southwest 14 Court  
SWEENEY, DANIEL J EST

Service was via posting on the property on 11/24/15 and at City Hall on 12/3/15.

Mark Campbell, Code Enforcement Officer, testified to the following violation:

18-12(a)

THERE IS OVERGROWTH ALL AROUND THIS PROPERTY AND SWALE.

Officer Campbell presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$75 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$75 per day would begin to accrue.

**Case: CE15081504**

Stipulated agreement

2505 Northwest 21 Street  
MITCHELL, DARNELL

Violations:

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

9-308(a)

THERE IS A TARP COVERING THE MAJORITY OF THE ROOF SURFACE ON THE STRUCTURE AT THIS LOCATION, INDICATION THAT THE ROOF IS IN DISREPAIR, NOT WEATHER AND/OR WATER PROOF.

9-308(b)

THERE IS A TARP COVERING THE MAJORITY OF THE ROOF SURFACE ON THE STRUCTURE AT THIS LOCATION.

Complied:

9-306

The City had a stipulated agreement with the owner to comply within 98 days or a fine of \$25 per day, per violation. 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 98 days or a fine of \$25 per day, per violation would begin to accrue.



**Case: CE15100019**

2700 Northwest 17 Street  
2013 B PROPERTY OWNER LLC

Service was via posting on the property on 11/9/15 and at City Hall on 12/3/15.

Wilson Quintero, Code Enforcement Officer, testified to the following violations:

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE LARGE AREAS OF MISSING GROUND COVER, WHERE THERE IS BARE DIRT.

9-304(b)

THERE ARE DIFFERENT VEHICLES BEING PARKED ON THE GRASS/DIRT SURFACE AT THIS PROPERTY.

Complied:

18-12(a)

Officer Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE15100937**

2468 Northwest 21 Street  
BANK OF AMERICA NATIONAL ASSN  
% OCWEN LOAN SERVICING LLC

Service was via posting on the property on 11/23/15 and at City Hall on 12/3/15.

Wilson Quintero, Code Enforcement Officer, testified to the following violations:

18-12(a)

THERE IS TRASH AND DEBRIS ON THIS PROPERTY AND SWALE.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO WINDOWS WITH BROKEN PANES, FASCIA, SOFFIT IN DISREPAIR.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE LARGE AREAS OF MISSING GROUND COVER, WHERE THERE IS BARE DIRT.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED.

Officer Quintero 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: CE15091826**

1708 Northeast 16 Terrace  
MARTIN, CAROL DURSO

Service was via posting on the property on 11/16/15 and at City Hall on 12/3/15.

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

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,  
RUBBISH AND DEBRIS ON THIS PROPERTY.

Officer Rich presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

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

**Case: CE15010082**

2900 Northeast 30 Street  
LAUDERDALE TOWER CONDO ASSN INC.

Service was via posting on the property on 11/30/15 and at City Hall on 12/3/15.

Frank Arrigoni, Building Inspector, testified to the following violations:  
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:

BUILDING PERMIT #12011230  
BUILDING PERMIT #05063238  
MECHANICAL PERMIT #03110390  
MECHANICAL PERMIT #03091886  
MECHANICAL PERMIT #03091729  
MECHANICAL PERMIT #03071822  
MECHANICAL PERMIT #03041917  
MECHANICAL PERMIT #03021522  
MECHANICAL PERMIT #03010572  
MECHANICAL PERMIT #02111526  
MECHANICAL PERMIT #02111515  
MECHANICAL PERMIT #02111506

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering permits to be renewed within 42 days or a fine of \$50 per day.

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

**Case: CE15081850**

418 Northeast 12 Avenue  
RINZLER, BRADLEY H

Service was via posting on the property on 11/30/15 and at City Hall on 12/3/15.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE AND THE POOL WAS FINISHED AND TODAY THEY REMAIN WORK WITHOUT PERMIT ALSO THEY'RE A LIVE SAFETY VIOLATION DUE TO THE ELECTRICAL SYSTEM HASN'T BEEN FINAL AND THE CHILD BARRIERS HASN'T BEEN APPROVED TO COMPLY WITH THE FLORIDA CHILD PROTECTION ACT FS515.  
BUILDING PERMIT #00112112 (INSTALL WOOD FENCE 184'X6')  
BUILDING PERMIT #01020532 (NEW POOL 12,825 GALLONS & DECK 300 SF)  
ELECTRICAL PERMIT 01020534 (NEW POOL)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering permits to be renewed within 42 days or a fine of \$50 per day.

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

**Case: CE15090151**

1410 East Las Olas Boulevard  
SAMP ENTERPRISES INC.

Service was via posting on the property on 11/30/15 and at City Hall on 12/3/15.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

PLUMBING PERMIT # 01101853 (REPLACE FIRE SUPPRESSION SYSTEM--REST)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering permits to be renewed within 42 days or a fine of \$50 per day.

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

**Case: CE15090412**

6350 Northwest 9 Avenue  
ESA-CYPRESS LLC

Service was via posting on the property on 11/30/15 and at City Hall on 12/3/15.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

PLUMBING PERMIT #02022139 (INSTALL FIRE  
SUPPRESSION SYSTEM)  
MECHANICAL PERMIT #02021947 (REPLACE EXISTING  
BROILER HOOD BURGER KING 6000)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering permits to be renewed within 42 days or a fine of \$50 per day.

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

**Case: CE15090438**

472 W MCNAB RD  
LUCKY CYPRESS LLC

Service was via posting on the property on 11/30/15 and at City Hall on 12/3/15.

Frank Arrigoni, Building Inspector, testified to the following violations:  
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND  
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS  
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED  
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA  
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS  
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE  
SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #13061503 (#2 INSTALL BURGLAR  
ALARM 1 PANEL 11 DEVICES)  
BUILDING PERMIT #01121369 (BRING BLDG IN  
COMPLIANCE W/FIRE REQ & ADD)-renewed 10/12/15

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering permits to be renewed within 42 days or a fine of \$50 per day.

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

**Case: CE15090465**

1681 Lauderdale Manors Drive  
STANLEY, STEVEN

Service was via posting on the property on 11/30/15 and at City Hall on 12/3/15.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #14071125 (INSPECTION OF METER CAN TO RESTORE POWER)

ELECTRICAL PERMIT #02031115 (SERVICE CHANGE)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering permits to be renewed within 42 days or a fine of \$50 per day.

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

**Case: CE15090593**

1843 S Federal Highway  
GOOD BETTER & BEST INC.

Service was via posting on the property on 12/1/15 and at City Hall on 12/3/15.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA

BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS  
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE  
SECTION 116.2.1.3.1.:

PLUMBING PERMIT #02041002 (INSTALL FIRE  
SUPPRESSION SYSTEM)

MECHANICAL PERMIT #00100287 (INSTALL WALK IN  
COOLER "GOOD BETTER BEST" RESTAURANT)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering permits to be renewed within 42 days or a  
fine of \$50 per day.

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

**Case: CE15090640**

1335 Ponce De Leon Drive  
DRESSELL, MICHAEL

Service was via posting on the property on 12/1/15 and at City Hall on 12/3/15.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE AND THE  
POOL CONSTRUCTION WAS FINISHED AND TODAY IT  
REMAINS WORK WITHOUT PERMITS. IT IS A LIFE SAFETY  
VIOLATION DUE TO THE FACT THAT THE ELECTRICAL  
SYSTEM HASN'T BEEN FINALED AND THE CHILD BARRIERS  
HAVEN'T BEEN APPROVED TO COMPLY WITH THE FLORIDA  
CHILD PROTECTION ACT FS515.

MECHANICAL PERMIT #02111432 (ADD HEAT PUMP TO NEW  
POOL BP 02042018)

BUILDING PERMIT #02050849 (POOL BARRIER/POOL COVER)

BUILDING PERMIT #02042018 (INSTALL NEW POOL & DECK SFR)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering permits to be renewed within 42 days or a fine of \$50 per day.

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

**Case: CE15011419**

3115 Northeast 32 Avenue  
P D K N P-4 LLC

Service was via posting on the property on 11/30/15 and at City Hall on 12/3/15.

George Oliva, Chief Building Inspector, testified to the following violations:  
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE FOR THE  
SECOND TIME:

BUILDING PERMIT #13062145- EXPIRE AGAIN  
ENGINEERING PERMIT #13062158- EXPIRE AGAIN  
LANDSCAPE PERMIT #13080431- EXPIRE AGAIN  
ELECTRIC PERMIT #13100209 - EXPIRED AGAIN

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Inspector Oliva recommended ordering permits to be renewed within 42 days or a fine of \$150 per day.

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

**Case: CE15080358**

901 Progresso Drive  
URBAN NORTH LLC

Service was via posting on the property on 12/4/15 and at City Hall on 12/3/15.

George Oliva, Chief Building Inspector, testified to the following violation:  
FBC(2014) 110.15

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



THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$200 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$200 per day would begin to accrue.

**Case: CE15081175**

519 N Birch Road  
BEACH HOUSE VILLAS LLC

Service was via posting on the property on 12/4/15 and at City Hall on 12/3/15.

Alejandro DelRio, Building Inspector, testified to the following violation:  
FBC(2014) 110.15

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

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector DelRio recommended ordering compliance within 42 days or a fine of \$100 per day.

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

**Case: CE15081458**

550 N Birch Road  
NORTH BEACH HOTEL LLC

Service was via posting on the property on 12/4/15 and at City Hall on 12/3/15.

Alejandro DelRio, Building Inspector, testified to the following violation:  
FBC(2014) 110.15

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

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector DelRio recommended ordering compliance within 42 days or a fine of \$100 per day.

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

**Case: CE15081593**

501 Northwest 1 Avenue  
FLAGLER WAREHOUSE I LLC

Service was via posting on the property on 12/7/15 and at City Hall on 12/3/15.

Alejandro DelRio, Building Inspector, testified to the following violation:  
FBC(2014) 110.15

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

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector DelRio recommended ordering compliance within 42 days or a fine of \$100 per day.

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

**Case: CE15081930**

1909 Southwest 1 Avenue  
MORLEY, BEVERLY

Service was via posting on the property on 12/7/15 and at City Hall on 12/3/15.

Alejandro DelRio, Building Inspector, testified to the following violation:

FBC(2014) 110.15

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

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector DelRio recommended ordering compliance within 180 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day would begin to accrue.

**Case: CE15081936**

1527 Southwest 1 Avenue  
FORT LAUDERDALE ANTIQUE CAR MUSEUM

Service was via posting on the property on 12/7/15 and at City Hall on 12/3/15.

George Oliva, Chief Building Inspector, testified to the following violation:

FBC(2014) 110.15

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

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

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

**Case: CE15081945**

551 Breakers Avenue  
NORTH BEACH HOTEL LLC

Service was via posting on the property on 12/7/15 and at City Hall on 12/3/15.

George Oliva, Chief Building Inspector, testified to the following violation:  
FBC(2014) 110.15

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

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION  
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR  
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS  
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN  
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

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

**Case: CE15081947**

1923 Northwest 9 Avenue  
CRP II-LAUDERDALE MANOR LLC

Service was via posting on the property on 12/7/15 and at City Hall on 12/3/15.

George Oliva, Chief Building Inspector, testified to the following violation:  
FBC(2014) 110.15

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

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

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

**Case: CE15081988**

501 Orton Avenue  
GRAND PALM PLAZA LLC

Service was via posting on the property on 12/4/15 and at City Hall on 12/3/15.

George Oliva, Chief Building Inspector, testified to the following violation:  
FBC(2014) 110.15

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

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

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

**Case: CE15082013**

2909 Vistamar Street  
TRANQUILO HOTEL LLC

Service was via posting on the property on 12/7/15 and at City Hall on 12/3/15.

Alejandro DelRio, Building Inspector, testified to the following violation:  
FBC(2014) 110.15

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

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION  
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR  
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS  
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN  
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector DelRio recommended ordering compliance within 42 days or a fine of \$100 per day.

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

**Case: CE15051717**

1244 Northeast 2 Avenue  
7800177 FLORIDA INC.

This case was first heard on 9/3/15 to comply by 10/1/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,600 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$5,600 fine, which would continue to accrue until the violations were corrected.

**Case: CE15070091**

1113 Northwest 19 Avenue  
VICTORES, NORMA

This case was first heard on 9/17/15 to comply by 10/15/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,300 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,300 fine, which would continue to accrue until the violations were corrected.

**Case: CE15061034**

1617 Davie Blvd  
WELLS FARGO BANK N A

This case was first heard on 9/17/15 to comply by 10/15/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$18,600 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$18,600 fine, which would continue to accrue until the violations were corrected.

**Case: CE15040758**

900 Northwest 17 Avenue  
KIDAR, DAVID KIDAR, SHAUL  
% BENNY DEHRY

This case was first heard on 8/6/15 to comply by 9/10/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,850 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,850 fine, which would continue to accrue until the violations were corrected.

**Case: CE15050097**

518 Northwest 8 Avenue  
DRAGOSLAVIC, GORAN

This case was first heard on 7/16/15 to comply by 8/20/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$2,600 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$2,600 fine.

**Case: CE15051079**

1200 Northwest 9 Street  
ASSIS HOMES LLC

This case was first heard on 8/6/15 to comply by 9/10/15. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,850 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,850 fine, which would continue to accrue until the violations were corrected.

**Case: CE15061881**

1223 Northwest 6 Court  
JNL INVESTMENTS LLC

This case was first heard on 9/17/15 to comply by 10/15/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$3,100 fine, which would continue to accrue until the violations were corrected.

**Case: CE15070433**

949 Northwest 16 Avenue  
KELLY, NYREE D & KELLY, NYECHA D

This case was first heard on 9/17/15 to comply by 9/27/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,000 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,000 fine, which would continue to accrue until the violations were corrected.

**Case: CE15060589**

1401 Northwest 3 Court  
CABRERA, DANIEL & RABEN, ROBERT

This case was first heard on 8/20/15 to comply by 9/17/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$22,500 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$22,500 fine, which would continue to accrue until the violations were corrected.

**Case: CE15061331**

501 Northeast 4 Avenue  
FERRO, ANA CRISTINA

This case was first heard on 9/3/15 to comply by 10/8/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,450 fine, which would continue to accrue until the property was in compliance.



Judge Purdy imposed the \$3,450 fine, which would continue to accrue until the violations were corrected.

**Case: CE15072282**

1447 Northwest 6 Street  
JAMES, LOUIS

This case was first heard on 9/17/15 to comply by 9/27/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$450 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

**Cases Complied**

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

|            |            |            |            |
|------------|------------|------------|------------|
| CE15080990 | CE15101881 | CE15091745 | CE15102049 |
| CE15091786 | CE15091011 | CE15091708 | CE15091712 |
| CE15110966 | CE15110973 | CE15111567 | CE15111568 |
| CE15111569 | CE15111570 | CE15111570 | CE15100140 |
| CE15061960 | CE15080607 | CE15100101 | CE15091754 |
| CE15091824 | CE15081529 | CE15090633 | CE15080342 |
| CE15080463 | CE15082235 | CE15082300 |            |

**Cases Rescheduled**

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

CE15092001      CE15090052

**Cases Closed**

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

None

**Cases Withdrawn**

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

CE15072347      CE15072349      CE15091004

**Respondent Non-Appearance**

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE15090136      CE15091591

There being no further business, the hearing was adjourned at 10:35 A.M.

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

ATTEST  
  
\_\_\_\_\_  
CLERK, SPECIAL MAGISTRATE

Minutes prepared by: J. Opperlee, Prototype Services