

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
ROSE-ANN FLYNN PRESIDING
FEBRUARY 18, 2010
9:00 A.M. –10:25 A.M.**

Staff Present:

Mary Allman, Secretary Special Magistrate
Susanne Manning, Secretary, Special Magistrate
Brian McKelligett, Clerk of Special Magistrate – Supervisor
Ginger Wald, Assistant City Attorney
Lori Grossfeld, Clerk III
Cheryl Pingitore, Code Enforcement Supervisor
Lindwell Bradley, Code Enforcement Supervisor
Peggy Burks, Code Enforcement Supervisor
Mark Campbell, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Alejandro DelRio, Code Enforcement Officer
Dick Eaton, Code Enforcement Officer
Todd Hull, Code Enforcement Officer
Karl Lauridsen, Landscape Inspector
Mary Rich, Code Enforcement Officer
Wanda Sappington, Code Enforcement Officer
Bill Snow, Code Enforcement Officer
Mario Sotolongo, Code Enforcement Officer
Ron Tetreault, Fire Inspector

Respondents and Witnesses

CE09061045: Sharon Lynn Bryant, manager
CE09121290: Virgil Bolden, owner; Tommy Bolden, owner's son
CE09121588: Jaret Faine, owner
CE08081264: Ann Taylor, attorney
CE09080259: Jon Russell, bank representative; Meagan Crandall, bank attorney
CE09121440: Oscar Molina, owner
CE09081549: Gerald Jordan, contractor
CE06092002: Susan Pedersen, owner; Alfred Cilcius, architect
CE09092261: James Ferguson, owner
CE09090888: Corey Greene, owner's son; Jarvis Greene, owner's son
CE09121489: Sion Kim, tenant; Yoo Chan Kim, church representative

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: CE09061045 Request for extension
New Mount Olive Missionary Baptist Church Inc
819 Northwest 3 Street

This case was first heard on 8/20/09 to comply by 9/17/09 and 2/18/10. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$7,650.

Ms. Sharon Lynn Bryant, manager, stated the violation regarding the combustible materials had been taken care of immediately after she left the last meeting. She requested additional time to comply with the other violations because they had needed to replace the roof recently, and had also experienced some serious plumbing issues. Mr. Bryant explained that the Church had not received any income from this property since taking it over; the rent income was used to run the facility. Mr. Bryant informed Ms. Flynn that they had received quotes and chosen the contractor.

Mr. Ron Tetreault, Fire Inspector, explained that the smoke detectors did not require plans and were a critical life safety issue, so these should be done as soon as possible. Ms. Bryant stated she had sought a company that could do all of the work. She added that she had phoned the City to request re-inspection the day after the last meeting. Inspector Tetreault advised her to have the contractor start with the smoke detectors and Ms. Bryant agreed to start there.

Ms. Flynn granted a 91-day extension to 5/20/10, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE09121588
Jaret B Faine
1419 Southwest 11 Place

Certified mail sent to the owner was accepted [no date].

Mr. Karl Lauridsen, Landscape Inspector, testified to the following violation:
47-21.12 A.1.

UNLAWFUL REMOVAL OF FICUS TREES FROM CITY
PROPERTY.

Inspector Lauridsen reported 15 ficus trees measuring three to nineteen inches in diameter had been removed from City property. Inspector Lauridsen explained that Parks Supervisor Gene Dempsey had investigated a call regarding illegal tree removal, and Dave Gennero had found out that the owner had hired two Asplundh employees to remove the trees and trim an oak tree. These employees had been fired for doing private work on company time. Inspector Lauridsen presented photos into evidence, as

well as Mr. Gennero's notes from his phone conversation with the Asplundh supervisor and recommended ordering that an after-the-fact permit must be obtained within 15 days or a fine of \$100 per day. Equivalent tree replacement would be determined by the Landscape Department.

Mr. Jaret Faine, owner, stated he had not paid anyone or instructed anyone to cut trees down. He said he had phoned Inspector Lauridsen and Mr. Gennero to explain this. Mr. Faine said this was not even his property, and he had planted 70 new trees on his property because these trees had been removed. Mr. Faine said he had never told anyone that he paid the Asplundh workers to remove the trees.

Ms. Flynn found in favor of the City and ordered compliance within 14 days, by 3/4/10, or a fine of \$50 per day would begin to accrue.

Case: CE09081549 Ordered to reappear
1930 Sunrise Interest Inc
1930 East Sunrise Boulevard

This case was first heard on 11/19/09 to comply by 2/18/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/19/10.

Mr. Dick Eaton, Code Enforcement Officer, said Officer Thime had not provided him the information regarding this case and requested a continuance.

Mr. Gerald Jordan, contractor, believed he would pull the permit later in the day, and requested a 30-day extension.

Ms. Flynn granted a 28-day extension to 3/18/10, during which time no fines would accrue.

Case: CE08081264
Residential Funding Real Estate
1545 Northwest 8 Avenue

This was a request to vacate the Order dated 2/19/09.

Ms. Flynn vacated the Order dated 2/19/09.

This case was first heard on 11/20/08 to comply by 1/8/09. Violations were as noted in the agenda. The property was complied, fines had accrued to \$14,500 and the City was recommending no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE09080259

MTG Finance LLC
1624 Southwest 28 Way

This case was first heard on 11/19/09 to comply by 1/21/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$11,475 fine, which would continue to accrue until the property complied.

Mr. Jon Russell, bank representative, said they had been trying to gain possession of the property since last May. An eviction had been ordered for 2/19/10, at which time the bank would begin to address the issues at the property.

Mr. Andre Cross, Code Enforcement Officer, said he had not been contacted by anyone since this case was begun. He explained that the residence had been converted into multiple units. Officer Cross did not support an extension.

Ms. Meagan Crandall, bank attorney, stated they had a writ of possession, but the judge had granted the tenant an emergency stay until 2/19/10. As of that date, the bank would have possession.

Ms. Flynn granted a 35-day extension to 3/25/10, during which time no fines would accrue.

Case: CE09092261

James S Ferguson
2131 Northwest 7 Street

This case was first heard on 12/17/09 to comply by 1/14/10 and 2/4/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$19,250 fine, which would continue to accrue until the property complied.

Mr. James Ferguson, owner, said the property was in foreclosure and he was working with his bank. He requested 30 days.

Ms. Flynn granted a 35-day extension to 3/25/10, during which time no fines would accrue.

Case: CE09121488

Patricia A Otway
5200 Northwest 31 Avenue # B-30

Certified mail sent to the owner was accepted on 1/26/10.

Mr. Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Inspector Tetreault said he had been assured by many of the unit owners that the management company was in the process of applying for a permit for the fire alarm. He recommended ordering compliance within 182 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day would begin to accrue.

Case: CE09121489

Korean United Methodist Church
Of South Florida Inc
5200 Northwest 31 Avenue # B-31

Certified mail sent to the owner was accepted on 1/21/10 and certified mail sent to the registered agent was accepted on 1/23/10.

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

NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$250 per day.

Mr. Yoo Chan Kim, church representative, said they were unsure of the procedure. Ms. Flynn advised Mr. Kim to consult with Inspector Tetreault.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day would begin to accrue.

Case: CE09121290

Request for extension

Virgil & Rosa Mae Bolden
1227 Northwest 6 Street

This case was first heard on 1/21/10 to comply by 2/25/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 2/26/10.

Mr. Virgil Bolden, owner, reported they were working with the CRA to help with the building.

Mr. Tommy Bolden, the owner's son, said they were performing monthly maintenance on the property. He requested the maximum time.

Ms. Wanda Sappington, Code Enforcement Officer, did not object to the request for an extension.

Ms. Flynn granted a 91-day extension to 5/20/10, during which time no fines would accrue.

Case: CE09121440

Oscar Molina & Yvonne Carcamo
1625 Southwest 30 Street

Certified mail sent to the owner was accepted on 1/21/10.

Mr. Ron Tetreault, Fire Inspector, testified to the following violations:

NFPA 1:13.6.1.2

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

NFPA 1:13.6.3.10

THE FIRE EXTINGUISHER(S) IS/ARE NOT MOUNTED ACCORDING TO
THE CODE.

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

Mr. Oscar Molina, owner, said the property was going into foreclosure and he could not pay the taxes. He requested an extension to comply.

Ms. Flynn found in favor of the City and ordered compliance within 28 days, by 3/18/10, or a fine of \$150 per day, per violation would begin to accrue.

Case: CE09090888

Church Of New Life Christian Fellow Inc
2158 Northwest 6 Court

This case was first heard on 12/3/09 to comply by 12/17/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$9,300 fine, which would continue to accrue until the property complied.

Mr. Corey Greene, owner's son, said congregation members had been removing the postings from the church property.

Mr. Ron Tetreault, Fire Inspector, did not object to an extension.

Ms. Flynn granted a 21-day extension to 3/11/10, during which time no fines would accrue.

Case: CE09102534

Jeffrey & Michele Hanft
201 Southeast 22 Street

Service was via posting on the property on 1/29/10 and at City Hall on 2/4/10.

Mr. Dick Eaton, Code Enforcement Officer, testified to the following violation:
18-7(b)

THIS PROPERTY HAS BEEN BOARDED WITHOUT FIRST
OBTAINING A CITY ISSUED BOARD UP CERTIFICATE.

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

Ms. Flynn found in favor of the City and ordered compliance within 35 days, by 3/25/10, or a fine of \$100 per day would begin to accrue.

Case: CE09121391

Victoria Saint-Villus Cameau
1245 Northwest 2 Avenue

Service was via posting on the property on 1/29/10 and at City Hall on 2/4/10.

Mr. Todd Hull, Code Enforcement Officer, testified to the following violation:
18-11(b)

THE SWIMMING POOL LOCATED AT THE BACK OF THIS
UNOCCUPIED PROPERTY HAS STAGNANT WATER AND SOLID
WASTE. THE BUILDING DOES NOT HAVE THE REQUIRED
UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN
TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM
FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE
ORDINANCE. THE PROPERTY IN THIS CONDITION IS A
PUBLIC NUISANCE.

Officer Hull 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.

Ms. Flynn found in favor of the City and ordered compliance within 10 days, by 2/28/10, or a fine of \$100 per day would begin to accrue.

Case: CE09121705

Kathleen Drown & Michael Nickas
1216 Northeast 14 Avenue

Service was via posting on the property on 1/28/10 and at City Hall on 2/4/10.

Ms. Mary Rich, Code Enforcement Officer, testified to the following violation:
47-34.4 A.2.c.

BOAT/BOAT TRAILER PARKED IN RESIDENTIAL RIGHT OF
WAY IN ZONE RM-15 PROHIBITED.

Complied:
9-304(b)

Officer Rich 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. The boat and trailer were currently chained to a tree, but if it were to be unchained, Officer Rich wanted the right to tow the boat and trailer.

Ms. Flynn found in favor of the City and ordered compliance within 10 days, by 2/28/10, or a fine of \$100 per day would begin to accrue, with the right to tow the boat and trailer.

Case: CE06092002

Susan I Pedersen
2001 Southeast 25 Avenue

This case was first heard on 10/4/07 to comply by 1/17/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$17,000 fine, which would continue to accrue until the property complied.

Mr. Mario Sotolongo, Code Enforcement Officer, reported the permit for partial demolition had been submitted, but the Building Department was hesitant to issue the permit. Officer Sotolongo recommended imposing the fines, which could be addressed later on after the issues were resolved.

Ms. Susan Pedersen, owner, said her architect had spoken with Mr. Malik and Mr. Burgess at the City, and she was still dealing with Citizens regarding the claim. She explained that all of the parties must meet at once to discuss the issues.

Ms. Flynn stated she must recuse herself because she was in-house council for an adjusting company that adjusted claims for Citizens.

The City agreed to reschedule the case.

Case: CE09111240

Mohammed & Yasmeen Anwar Haroon
1905 Davie Boulevard

Certified mail sent to the owner was accepted on 1/29/10. Service was also via posting at City Hall on 2/4/10.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:
18-7(b)

THE PROPERTY IS BOARDED WITHOUT FIRST OBTAINING A
BOARD UP CERTIFICATE.

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

Ms. Flynn found in favor of the City and ordered compliance within 35 days, by 3/25/10, or a fine of \$100 per day would begin to accrue.

Case: CE10010354

Joseph Lee Woodall
2650 Southwest 18 Street

Service was via posting on the property on 1/29/10 and at City Hall on 2/4/10.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:
18-12(a)

THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE
SWALE) AND HAS NOT BEEN MAINTAINED.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days, by 3/4/10, or a fine of \$100 per day would begin to accrue.

Case: CE09111189

Maria Amelia Vincente
812 Southwest 8 Avenue

Certified mail sent to the owner was accepted on 2/1/10. Service was also via posting at City Hall on 2/4/10.

Mr. William Snow, Code Enforcement Officer
9-308(b)

THE ROOF IS NOT MAINTAINED IN A CLEAN CONDITION.
THERE ARE ONE OR MORE TARPS ON THE ROOF. THE
TARP(S) ARE NOT A PERMANENT PART OF THE BUILDING
OR A FUNCTIONAL ELEMENT OF ITS MECHANICAL OR
ELECTRICAL SYSTEM.

Officer Snow presented photos of the property and the case file into evidence, and recommended ordering compliance within 21 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days, by 3/11/10, or a fine of \$25 per day would begin to accrue.

Case: CE09120954

EI-Ad FL Beach LLC
219 South Fort Lauderdale Beach Boulevard

Certified mail sent to the owner was accepted on 1/28/10 and certified mail sent to the registered agent was accepted on 1/28/10.

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violation:
47-22.3.C.

THERE IS A PROHIBITED BANNER SIGN INSTALLED ON THE
PROPERTY.

THIS IS A REPEAT VIOLATION OF CODE SECTION
47-22.3.C. PREVIOUSLY CITED UNDER CASE CT09101879
CITATION C1050, IN THIS CASE, THE CIVIL PENALTY OF
\$300.00 WAS PAID CONSTITUTING AN ADMISSION OF THE
EXISTING CODE VIOLATION.

Officer Sotolongo said this case was the result of a complaint. He explained that the banner was erected on weekends on 1/9/10, 1/21/10, 1/22/10, 1/23/10, 1/25/10, 2/1/10 and 2/6/10. He presented photos of the property and the case file into evidence, and recommended imposing a fine of \$500 per incident for a total of \$3,500. If the violation continued, he would bring another case forward.

Ms. Flynn imposed a \$500 fine for each of the following days: 1/9/10, 1/21/10, 1/22/10, 1/23/10, 1/25/10, 2/1/10 and 2/6/10, for a total fine of \$3,500.

Case: CE09111784

Randall Paul Cooper
C/O Bernyce Rompel
2348 Southwest 17 Avenue

Certified mail sent to the owner was accepted on 1/30/10. Service was also via posting at City Hall on 2/4/10.

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

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

Officer Campbell explained that the owner had mental issues, and his mother had tried to have work done on the property but it had been too long since maintenance was performed. He 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, by 3/11/10, or a fine of \$50 per day would begin to accrue.

Case: CE09121380

Hillary J Reynolds
117 Northeast 12 Avenue

Service was via posting on the property on 2/1/10 and at City Hall on 2/4/10.

Mr. Dick Eaton, Code Enforcement Officer, testified to the following violation:
18-11(b)

THE SWIMMING POOL LOCATED AT THE BACK OF THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE PROPERTY IN THIS CONDITION IS A PUBLIC NUISANCE.

Officer Eaton 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.

Ms. Flynn found in favor of the City and ordered compliance within 10 days, by 2/28/10, or a fine of \$100 per day would begin to accrue.

Case: CE09121429

Edgewater LLC
3315 Southwest 15 Avenue

Certified mail sent to the owner was accepted on 1/25/10.

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

NFPA 1:13.6.6.8.3.1

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

NFPA 101:31.3.4.5.1

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

Complied:
NFPA 1:1.7.6.2

Inspector Tetreault recommended ordering compliance with NFPA 1:13.6.6.8.3.1 within 28 days or a fine of \$150 per day and with NFPA 101:31.3.4.5.1 within 28 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance with NFPA 1:13.6.6.8.3.1 within 28 days or a fine of \$150 per day and with NFPA 101:31.3.4.5.1 within 28 days or a fine of \$250 per day.

The following cases at the same address were heard together:

Case: CE09121495

William P Smolka
5200 Northwest 31 Avenue # B-36

Certified mail sent to the owner was accepted [no date].

Mr. Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day.

Case: CE09121443

Ingrid & Juan D Gutierrez
5200 Northwest 31 Avenue # A-2

Certified mail sent to the owner was accepted on 1/22/10.

Mr. Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day.

Case: CE09121447

Washington Mutual Bank
5200 Northwest 31 Avenue # A-4

Certified mail sent to the owner was accepted on 1/22/10.

Mr. Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day.

Case: CE09121449

Lucia Fernandez
5200 Northwest 31 Avenue # A-5

Certified mail sent to the owner was accepted on 1/30/10.

Mr. Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day.

Case: CE09121451

Lianne M & Manuel A Aly
5200 Northwest 31 Avenue # A-10

Certified mail sent to the owner was accepted on 1/23/10.

Mr. Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day.

Case: CE09121453

Nancy G Galterio & Michael Alia
5200 Northwest 31 Avenue # A-11

Certified mail sent to the owner was accepted on 1/21/10.

Mr. Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day.

Case: CE09121471

Banc Sales LLC
5200 Northwest 31 Avenue # A-13

Certified mail sent to the owner was accepted on 1/21/10.

Mr. Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day.

Case: CE09121472

Adrian & Jenny L Alfonso
5200 Northwest 31 Avenue # A-14

Certified mail sent to the owner was accepted on 1/22/10.

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

NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day.

Case: CE09121473

Roya Hajassdolah
5200 Northwest 31 Avenue # A-15

Certified mail sent to the owner was accepted on 1/22/10.

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

NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day.

Case: CE09121477

Theottis White
5200 Northwest 31 Avenue # A-19

Certified mail sent to the owner was accepted on 1/21/10.

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

NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day.

Case: CE09121481

Monica Gaitan
5200 Northwest 31 Avenue # B-22

Certified mail sent to the owner was accepted [no date].

Mr. Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day.

Case: CE09121483

Cleusa Maria Gibbons
5200 Northwest 31 Avenue # B-24

Certified mail sent to the owner was accepted on 1/21/10.

Mr. Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day.

Case: CE09121491

Price Jean Gilles
5200 Northwest 31 Avenue # B-32

Certified mail sent to the owner was accepted on 1/21/10.

Mr. Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day.

Case: CE09121492

Kenneth Coles & Joseph Shemonsky
5200 Northwest 31 Avenue # B-33

Certified mail sent to the owner was accepted on 1/22/10.

Mr. Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day.

Case: CE09121493

Annamaria & Arthur Burns
5200 Northwest 31 Avenue # B-34

Certified mail sent to the owner was accepted [no date].

Mr. Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day.

Case: CE09121494

Olga L Rodriguez
5200 Northwest 31 Avenue # B-35

Certified mail sent to the owner was accepted [no date].

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

NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$250 per day.

Case: CE09100596

Dati Corp
1924 East Sunrise Boulevard

This was a request to vacate the Order dated 1/21/10.

Ms. Flynn vacated the Order dated 1/21/10.

Case: CE09110879

Edward J & Bernice J Smith
801 Southwest 4 Court

This case was first heard on 12/17/09 to comply by 1/14/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$17,000 fine, which would continue to accrue until the property complied.

Mr. Ron Tetreault, Fire Inspector, stated the building already had sprinklers, and recommended a 119-day extension.

Ms. Flynn granted a 119-day extension to 6/17/10, during which time no fines would accrue.

Case: CE09110995

Lee B Farkas
2010 Northeast 18 Street

This case was first heard on 12/17/09 to comply by 1/14/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$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.

Case: CE09110997

Michele A Everitt Jeeves
2001 Northeast 17 Court

This case was first heard on 12/17/09 to comply by 1/14/10. Violations were as noted in the agenda. The property was complied, fines had accrued to \$4,750 and Inspector Tetreault recommended no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE08061290

Eric B Ackerman
1800 Northeast 23 Avenue

This case was first heard on 8/07/08 to comply by 8/17/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$54,900 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$54,900 fine, which would continue to accrue until the property complied.

Case: CE08051348

Marie L Aureus
1118 Northwest 6 Avenue

This case was first heard on 8/07/08 to comply by 8/21/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$54,500 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$54,500 fine, which would continue to accrue until the property complied.

Case: CE08040410

Vincent Matraxia
1028 Northwest 3 Avenue

This case was first heard on 6/19/08 to comply by 7/3/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$14,850 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$14,850 fine, which would continue to accrue until the property complied.

Case: CE08062569

Vincent Matraxia
1028 Northwest 3 Avenue

This case was first heard on 9/4/8 to comply by 9/18/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of \$320.39 board-up costs and a \$2,400 fine.

Ms. Flynn imposed the \$320.39 board-up costs and a \$2,400 fine.

Case: CE08030224

Vincent Matraxia
1028 Northwest 3 Avenue

This case was first heard on 6/5/08 to comply by 6/15/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of \$1,253.89 board-up costs plus a \$404,050 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$1,253.89 plus a \$404,050 fine, which would continue to accrue until the property complied.

Case: CE08032052

Rhawn D Sonsky
1643 Northeast 8 Avenue

This case was first heard on 6/19/08 to comply by 7/3/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$7,300 fine.

Ms. Flynn imposed the \$7,300 fine.

Case: CE08040750

Rudolph C & Tammy Maria Herman
2843 Southwest 14 Street

This case was first heard on 7/17/08 to comply by 7/27/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$3,700 fine.

Ms. Flynn imposed the \$3,700 fine.

Case: CE08070574

Angela Barber
1711 Lauderdale Manors Drive

This case was first heard on 11/6/08 to comply by 12/11/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,825 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$10,825 fine, which would continue to accrue until the property complied.

Case: CE09100927

John Dokimos & Middle River Oasis LLC
524 Bayshore Drive

This case was first heard on 12/17/09 to comply by 1/21/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$1,350 fine, which would continue to accrue until the property complied.

Case: CE09101635

United Realty Management Inc
1400 Northwest 8 Avenue # A

This case was first heard on 12/17/09 to comply by 12/27/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$2,200 fine.

Ms. Flynn imposed the \$2,200 fine.

Case: CE09110663

Christopher Keeler
512 Southwest 4 Avenue

This case was first heard on 12/3/09 to comply by 12/31/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$150 fine.

Ms. Flynn imposed a \$150 fine.

Cases Complied

Mr. McKelligett announced that 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:

CE09121911	CE09120593	CE09121903	CE10010177
CE09121896	CE09121172	CE09061304	CE09120732
CE09111773	CE09120734	CE09111536	CE09120939
CE09121421	CE09121425	CE09121427	CE09121435
CE09121437	CE09121438	CT09120536	CE09100195

Cases Pending Service

Mr. McKelligett announced that the below listed cases had been withdrawn pending service to the respondents. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE09121420	CE09121430	CE09121442	CE09121446
CE09121450	CE09121456	CE09121475	CE09121476
CE09121479	CE09121480	CE09121482	CE09121485

Cases Withdrawn

Mr. McKelligett announced that 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:

CE09121474	CE08091263
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Cases Rescheduled

Mr. McKelligett announced that 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:

CE09111165	CE09060886
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Cases Closed


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

CE09101039

There being no further business, the hearing was adjourned at **10:25 a.m.**


Special Magistrate

ATTEST:


Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services