

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
MEAH TELL PRESIDING  
MARCH 4, 2010  
9:00 A.M. –10:46 A.M.**

**Staff Present:**

Mary Allman, Secretary, Special Magistrate  
Brian McKelligett, Clerk of Special Magistrate – Supervisor  
Ginger Wald, Assistant City Attorney  
Lori Grossfeld, Clerk III  
Erin Peck, Clerk III  
Stephanie Bass, Code Enforcement Officer  
Mark Campbell, Code Enforcement Officer  
Andre Cross, Code Enforcement Officer  
Aretha Davis, Code Enforcement Officer  
Dick Eaton, Sr. Code Enforcement Officer  
Ingrid Gottlieb, Sr. Code Enforcement Officer  
Todd Hull, Code Enforcement Officer  
Wilson Quintero, Code Enforcement Officer  
Mary Rich, Code Enforcement Officer  
Wanda Sappington, Code Enforcement Officer  
Bill Snow, Code Enforcement Officer  
Ron Tetreault, Fire Inspector  
Ursula Thime, Sr. Code Enforcement Officer  
Barbara Urow, Code Enforcement Officer,

**Respondents and Witnesses**

CE09110458; CT09110448: Michelle Brett Bonder, bank representative  
CE09120682: Eric Johnson, trustee  
CE09111056: Dean Trantalis, attorney  
CE09121441: Fabio Galo, owner; Luis Valdes, owner  
CE08121655: Louis James, owner; Tarek Bahlawan, tenant  
CE01912053: Mazincia Ductant, owner  
CE10011880: Kenneth Thurston, property manager; Lanny Anglin, contractor  
CE09100087: Perry Krape, owner  
CE10011861: Howard Nelson, attorney  
CE09090747: Jai Gopal Motwani, bank representative; Donald Dixon, owner's representative  
CE09011383: Ingrid Fadil, bank attorney  
CE08042005: Donald Rosenthal, registered agent  
CE09060886: Audrian White, owner's representative  
CE09091484: Kenneth Leb, property representative; Matthew Wagman, contractor

CE09121514; CE09121637; CE09121501; CE09121504; 09121505; CE09121506;  
CE09121507; CE09121509; CE09121511; CE09121512; CE09121513; CE09121518;  
CE09121519; CE09121522; CE09121524; CE09121526; CE09121632; CE09121634;  
CE09121636: Ronald Shipwash, property manager  
CE10011854: Kenneth Fick, owner  
CE10011879: Lanny S Anglin, fire alarm contractor

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: CE09121501**

Sujit Martin

5200 Northwest 31 Avenue # B-37

Certified mail sent to the owner was accepted on 2/22/10.

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 reported the fire alarm system was out to bid, and recommended ordering compliance within 182 days or a fine of \$250 per day for all properties at this address.

Mr. Ronald Shipwash, property manager, confirmed he represented all property owners, and agreed to comply within 182 days.

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

**Case: CE09121504**

Legend Holdings LLC

5200 Northwest 31 Avenue # B-38

Certified mail sent to the owner was accepted on 2/19/10.

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

**Case: CE09121505**

Lancin Properties LLC  
C/O Lanny Schwartz  
5200 Northwest 31 Avenue # B-39

Certified mail sent to the owner was accepted on 2/19/10.

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

**Case: CE09121506**

Fabio Paparoni  
5200 Northwest 31 Avenue # C-40

Service was via the appearance of the owner's representative at this hearing.

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

**Case: CE09121507**

Antonio G & Antonina Martorana  
5200 Northwest 31 Avenue # C-41

Service was via the appearance of the owner's representative at this hearing.

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

**Case: CE09121509**

US Bank National Assn  
C/O Americas Servicing Company  
5200 Northwest 31 Avenue # C-42

Certified mail sent to the owner was accepted on 2/19/10.

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

**Case: CE09121511**

Nicolas Gomez  
5200 Northwest 31 Avenue # C-43

Certified mail sent to the owner was accepted on 2/20/10.

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

**Case: CE09121512**

Jamna Payman  
5200 Northwest 31 Avenue # C-44

Service was via the appearance of the owner's representative at this hearing.

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

**Case: CE09121513**

Wells Fargo Bank N A Trustee  
C/O Albertelli Law  
5200 Northwest 31 Avenue # C-45

Certified mail sent to the owner was accepted on 2/18/10.

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

**Case: CE09121514**

Michael A Leary  
5200 Northwest 31 Avenue # 50

Service was via the appearance of the owner's representative at this hearing.

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

**Case: CE09121518**

Jose Melo  
5200 Northwest 31 Avenue # C-51

Certified mail sent to the owner was accepted on 2/17/10.

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

**Case: CE09121519**

Marcela Davila & Rafael Davila Jr  
5200 Northwest 31 Avenue # C-52

Certified mail sent to the owner was accepted on 2/18/10.

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

**Case: CE09121522**

Christian Alex & Valeria Fernandez  
5200 Northwest 31 Avenue # C-53

Service was via the appearance of the owner's representative at this hearing.

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

**Case: CE09121524**

Daniel Fajardo  
5200 Northwest 31 Avenue # C-54

Service was via the appearance of the owner's representative at this hearing.

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

**Case: CE09121526**

Daniel Fajardo  
5200 Northwest 31 Avenue # C-55

Service was via the appearance of the owner's representative at this hearing.

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

**Case: CE09121632**

Corina Milagros Gonzalez  
5200 Northwest 31 Avenue # C-56

Service was via the appearance of the owner's representative at this hearing.

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

**Case: CE09121634**

Carolyn M & Raul E Burbano  
5200 Northwest 31 Avenue # C-57

Certified mail sent to the owner was accepted on 2/24/10.

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

**Case: CE09121636**

Ricky Darnell Lewis  
5200 Northwest 31 Avenue # C-58

Service was via the appearance of the owner's representative at this hearing.

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

**Case: CE09121637**

Sandra J Crowther 1/2 Interest  
Andrea E Amiel  
5200 Northwest 31 Avenue # 59

Certified mail sent to the owner was accepted on 2/19/10.

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

**Case: CE10011861**

Fort Lauderdale Boatclub Ltd  
1915 Southwest 21 Avenue

Certified mail sent to the owner was accepted on 2/18/10.

Mr. Ron Tetreault, Fire Inspector, testified to the following violation:  
NFPA 1:13.3.1.1

THE FIRE SPRINKLER SYSTEMS IS IN NEED OF SERVICE.

Complied:  
NFPA 1:10.4.4

Inspector Tetreault said the property manager had informed him the parts were on order. He recommended ordering compliance within 28 days or a fine of \$100 per day.

Mr. Howard Nelson, attorney, agreed to Inspector Tetreault's conditions.

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

**Case: CE09091484**

Request for extension

Ocean Manor Condo Association  
4040 Galt Ocean Drive

This case was first heard on 10/15/09 to comply by 2/18/10. Violations were as noted in the agenda. The property was not complied fines had accrued to \$3,500.

Mr. Matthew Wagman, fire alarm system contractor, reported they were making progress and should comply within 30 to 60 days.

Mr. Ron Tetreault, Fire Inspector, said the issue had been ongoing since 2004 and this was a hotel property. Inspector Tetreault felt the fines would help speed progress. Mr. Wagman stated another contractor had installed the system and even though the permit was never completed, the system operated and passed yearly inspections.

Ms. Tell granted a 42-day extension to 4/15/10, during which time no fines would accrue, and ordered respondent to reappear at the 4/15/10 SM Hearing.

**Case: CE09110458**

Glenn Kenneth Powell & Mara L Mendez  
220 Southwest 20 Avenue

This case was first heard on 1/21/10 to comply by 1/31/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property complied.

Ms. Michelle Brett Bonder, bank representative, requested additional time to enter the property to fix the violations. Ms. Wald said the judge had already signed the entry order and provided Ms. Bonder a copy.

Ms. Tell granted a 56-day extension to 4/29/10, during which time no fines would accrue.

**Case: CT09110448**

Glenn Kenneth Powell & Mara L Mendez  
220 Southwest 20 Avenue

This case was first heard on 1/21/10 to comply by 2/4/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$200 civil penalty and a \$2,700 fine, which would continue to accrue until the property complied.

Ms. Tell granted a 56-day extension to 4/29/10, during which time no fines would accrue.

**Case: CE08121655**

Ordered to reappear from 11/19/09

Louis James  
1447 Northwest 6 Street

This case was first heard on 2/19/09 to comply by 3/19/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$13,350 fine, which would continue to accrue until the property complied.

Mr. Tarek Bahlawan, tenant, said they were working to comply, and requested another 30 days.

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

Ms. Tell granted a 35-day extension, until 4/8/10, during which time no fines would accrue.

**Case: CE10011854**

Kenneth Fick  
KC FXE Aviation Investments LLC  
5900 Northwest 24 Way

Certified mail sent to the owner was accepted on 2/18/10.

Mr. Ron Tetreault, Fire Inspector, testified to the following violations:  
NFPA 1:13.3.1.1

THE FIRE SPRINKLER SYSTEMS IS IN NEED OF SERVICE.

69A-46.041

THE FIRE PROTECTION SYSTEM IS NOT TAGGED IN ACCORDANCE WITH THE CODE.

Inspector Tetreault recommended ordering compliance within 105 days or a fine of \$150 per day, per violation.

Mr. Kenneth Fick, owner, said he planned to demolish the building. He anticipated having a demolition permit filed within 105 days.

Ms. Tell found in favor of the City and ordered compliance within 105 days, by 6/17/10, or a fine of \$150 per day, per violation would begin to accrue.

**Case: CE10011880**

Mount Olive Gardens #1 Inc  
C/O Acclaim Mgmt & Realty Inc  
1700 Northwest 6 Place

Certified mail sent to the owner was accepted on 2/16/10 and certified mail sent to the registered agent was accepted on 2/16/10.

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. Kenneth Thurston, property manager, stated the contractor had filed the permit application that morning.

Ms. Tell found in favor of the City and ordered compliance within 182 days, 9/2/10, or a fine of \$150 per day would begin to accrue.

**Case: CE09120682**

Eric Johnson Trust  
Eric Johnson, Trustee  
621 Southeast 5 Avenue

Service was via posting on the property on 2/8/10 and at City Hall on 2/18/10.

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

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.

MO SEC. 9-313.

ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

Inspector Tetreault recommended ordering compliance with NFPA 1:13.6.6.8.3.1 and MO SEC. 9-313. within 28 days or a fine of \$150 per day, per violation and with NFPA 101:31.3.4.5.1 within 56 days or a fine of \$250 per day.

Mr. Eric Johnson, trustee, agreed to comply the unit numbers that day, and said the fire extinguishers had been complied the previous day. He agreed to comply the hardwired smoke detectors within 56 days.

Ms. Tell found in favor of the City and ordered compliance with NFPA 1:13.6.6.8.3.1 and MO SEC. 9-313. within 28 days or a fine of \$150 per day, per violation and with NFPA 101:31.3.4.5.1 within 56 days or a fine of \$250 per day would begin to accrue.

**Case: CE08042005**

Ordered to reappear from 12/3/09

La Segunda Realty Corp  
2758 Davie Boulevard

This case was first heard on 2/5/09 to comply by 3/5 and 7/16/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$97,500 fine, which would continue to accrue until the property complied.

Mr. Andre Cross, Code Enforcement Officer, said work was progressing.

Mr. Donald Rosenthal, registered agent, said construction was extensive and the contractor anticipated completion in May.

Ms. Tell granted a 77-day extension to 5/20/10, during which time no fines would accrue.

**Case: CE09090747**

Ordered to reappear from 2/4/10

American One Rentals Inc  
2201 North Ocean Boulevard

This case was first heard on 11/5/09 to comply by 12/17/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$12,000 fine, which would continue to accrue until the property complied.

Mr. Jai Gopal Motwani, Regent Bank representative, said the property was in foreclosure and the bank wanted to comply, but they did not yet have possession. Ms. Tell advised Mr. Motwani to seek a judge's order to enter the property. Mr. Motwani stated it had taken over a year to notice the property owner.

Mr. Donald Dixon, owner's representative, said the owner had begun work already and had permits, and requested an additional 28 days.

Ms. Tell granted a 42-day extension, during which time no fines would accrue, and ordered the respondent to reappear at the 4/15/10 SM Hearing.

**Case: CE09011383**

Patty Daniels Estate  
2333 Northwest 14 Street

This case was first heard on 4/2/09 to comply by 4/30/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$5,000 fine, which would continue to accrue until the property complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, displayed photos of the property showing that it had further deteriorated.

Ms. Ingrid Fadil, Nationstar bank attorney, said the property was in foreclosure, and requested time to gain access to the property to make the repairs. Ms. Gottlieb opposed any extension because the property was a hazard and nothing had been done since the last hearing. Ms. Fadil stated they had been unable to get service on the owner.

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

**Case: CE09121441**

Fabio Galo  
1103 Southwest 15 Terrace

Service was via posting on the property on 2/15/10 and at City Hall on 2/18/10.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violations:  
9-280(b)

THE FASCIA AND SOFFIT AREAS OF THIS 4-PLEX  
PROPERTY ARE ROTTED AND IN GENERAL DISREPAIR.

9-308(a)

THE ROOF IS NOT MAINTAINED IN A SAFE, SECURE, AND  
WATERTIGHT CONDITION. THE ROOF IS COVERED WITH  
BLUE TARPS HELD DOWN WITH CAR TIRES.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 56 days or a fine of \$100 per day, per violation.

Mr. Luis Valdes, owner, presented his own photos of the property showing work progress. The photos could not be entered into evidence because they were on Mr. Valdez's camera. Mr. Valdes requested 30 to 60 days to comply.

Ms. Tell found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day, per violation would begin to accrue.

**Case: CE09111056**

Miami-Broward Corp  
708 Southwest 15 Avenue

Certified mail sent to the owner was accepted on 2/17/10 and certified mail sent to the registered agent was accepted [no date].

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:  
47-19.4.D.1.

ALL RESIDENTIAL PROPERTIES OF FOUR (4) OR MORE UNITS  
AND ALL BUSINESS AND INDUSTRIAL PROPERTIES WHICH ELECT  
TO USE BULK CONTAINERS SHALL PROVIDE AN ON-SITE  
ENCLOSURE FOR BULK CONTAINERS OR WASTE RECEPTACLES.  
THERE IS NO ON-SITE DUMPSTER ENCLOSURE INSTALLED AT  
THIS MULTI-UNIT APARTMENT COMPLEX.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 42 days or a fine of \$100 per day.

Mr. Dean Trantalis, attorney, said his client and Officer Cross agreed the property would comply within 42 days.

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

**Case: CE10011879**

Mount Olive Gardens #1 Inc  
C/O Acclaim Mgmt & Realty Inc  
1601 Northwest 6 Court

Certified mail sent to the owner was accepted on 2/16/10 and certified mail sent to the registered agent was accepted on 2/16/10. Mr. McKelligett noted that the property representative had been present earlier and testified in another case.

NFPA 101:31.3.4.1.1

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

Ms. Tell found in favor of the City and ordered compliance within 182 days or a fine of \$150 per day would begin to accrue.

**Case: CE10011877**

Mount Olive Gardens #1 Inc  
C/O Acclaim Mgmt & Realty Inc  
1701 Northwest 6 Court

Certified mail sent to the owner was accepted on 2/16/10 and certified mail sent to the registered agent was accepted on 2/16/10. Mr. McKelligett noted that the property representative had been present earlier and testified in another case.

NFPA 101:31.3.4.1.1

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

Ms. Tell found in favor of the City and ordered compliance within 182 days or a fine of \$150 per day would begin to accrue.

**Case: CE09060886**

Rescheduled from 2/18/10

HGMC Finance Inc  
3644 Southwest 21 Street

This case was first heard on 9/17/09 to comply by 10/8/09. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$4,050 and the City was requesting imposition of a \$1,000 fine.

Mr. Mark Campbell, Code Enforcement Officer, confirmed that the property was now complied. He said the owner had experienced problems with the contractor, and this was why he was suggesting the fine be reduced to \$1,000.

Ms. Audrian White, owner's representative, said the property had been complied on March 3. She agreed to the reduced fine.

Ms. Tell imposed the \$1,000 fine.

**Case: CE09100087**

Ordered to reappear from 1/21/10

Broward Development II LLC  
1870 State Road 84

This case was first heard on 1/21/10 to comply by 3/4/10. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/5/10.

Ms. Barbara Urow, Code Enforcement Officer, said the respondent was present to request an extension.

Mr. Perry Krape, owner, requested a 90-day extension to complete the work. Inspector Urow reported the plans had been returned for corrections on February 25 and had not been picked up yet. She recommended a shorter extension.

Ms. Tell granted a 91-day extension to 6/3/10, during which time no fines would accrue.

**Case: CE09121984**

Las Olas & Andrews LLC  
Jeffrey Ostrow Esq  
1 West Las Olas Boulevard

Certified mail sent to the owner was accepted on 2/16/10.



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

THE PROPERTY IS OVERGROWN WITH GRASS AND WEEDS. THERE IS TRASH, RUBBISH, AND SOLID WASTE SCATTERED ABOUT THE PROPERTY. THE TRASH, RUBBISH, AND SOLID WASTE CONSISTS OF, BUT IS NOT LIMITED TO, CANS, BOTTLES, PAPERS, AND ASSORTED LITTER.

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

**Case: CE10011589**

Blair International Inc  
2021 Southwest 16 Terrace

Service was via posting on the property on 2/15/10 and at City Hall on 2/18/10.

Mr. Mark Campbell, Code Enforcement Officer, testified to the following violation:  
47-19.1.C.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING, BUT NOT LIMITED TO, A LARGE STORAGE CONTAINER. THIS IS AN UNPERMITTED LAND USE OF THIS PUD (PLANNED UNIT DEVELOPMENT) ZONED PROPERTY. THERE ARE NO ACTIVE PERMITS.

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

**Case: CE10010720**

Mary Jean Pavicic  
2031 Northeast 54 Street

Certified mail sent to the owner was accepted on 2/22/10.

Ms. Stephanie Bass, Code Enforcement Officer, testified to the following violation:  
18-11(b)

THE POOL AT THIS LOCATION IS FILLED WITH GREEN STAGNANT WATER. THE CONDITION OF THIS POOL ENDANGERS THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.

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

**Case: CE10010303**

I H & Clara N Buncum  
1825 Northwest 25 Avenue

Certified mail sent to the owner was accepted on 2/25/10. Service was also via posting on the property on 2/18/10.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violation:  
24-11(d)

THE CONSTRUCTION DEBRIS BEING GENERATED AT THIS  
CONSTRUCTION SITE HAS BEEN LEFT OUTSIDE FOR WEEKS  
AND IS NOT BEING SECURED OR REMOVED WITHIN 24 HOURS,  
AS REQUIRED.

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

**Case: CE09120440**

Jackie Pughsley  
1833 Northwest 25 Avenue

Service was via posting on the property on 2/15/10 and at City Hall on 2/18/10.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violation:  
18-12(a)

THERE IS OVERGROWTH, TRASH, AND DEBRIS ON THE  
PROPERTY AND SWALE OF THIS HOUSE INCLUDING A TRUCK  
BED TOPPER, A DOOR, CARDBOARD BOX, AND OTHER ITEMS.

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

**Case: CE09121157**

Amtrust Bank  
1106 Northwest 10 Terrace

Certified mail sent to the owner was accepted on 2/19/10.

Ms. Wanda Sappington, Code Enforcement Officer, testified to the following violation:  
18-7(b)

THIS PROPERTY HAS BEEN BOARDED WITHOUT THE  
REQUIRED BOARDING CERTIFICATE.

Officer Sappington 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.

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

**Case: CE09121053**

Angel Investment Holdings LLC  
1516 Northwest 10 Ave

Certified mail sent to the registered agent was accepted on 2/17/10.

Violation:  
18-7(b)

THIS PROPERTY HAS BEEN BOARDED WITHOUT THE  
REQUIRED BOARDING CERTIFICATE.

The City had a stipulated agreement with the owner to comply within 63 days or a fine of \$100 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Tell found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day would begin to accrue

**Case: CE09121836**

Victoria Court Development  
816 Northeast 16 Terrace

Certified mail sent to the owner was accepted on 2/17/10.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violation:  
9-280(b)

THE WINDOWS IN APT.2 (UPSTAIRS) ARE NOT  
CLOSING/OPENING PROPERLY. THE CRANKS ARE BROKEN OR  
ROTATE WITHOUT OPENING THE WINDOWS. SOME WINDOWS  
ARE BROKEN AND ARE NOT WEATHER AND WATER TIGHT.

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

**Case: CE09111054**

S & N Development Group Inc  
901 Southwest 15 Avenue

Certified mail sent to the owner was accepted on 2/17/10 and certified mail sent to the registered agent was accepted on 2/17/10.

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

**Case: CE09120760**

Joe H Pegg  
1728 Southwest 4 Street

Certified mail sent to the owner was accepted on 2/17/10.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:  
47-34.4 B.1.

THERE IS A COMMERCIAL TRUCK BEING STORED ON THIS  
RESIDENTIAL PROPERTY ON AN ONGOING BASIS BETWEEN  
THE HOURS OF 9:00 P.M. AND 6:00 A.M. WHICH IS  
PROHIBITED IN ANY RESIDENTIAL AREA. DUE TO THE  
RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL  
BE PRESENTED TO THE SPECIAL MAGISTRATE EVEN IF IT  
COMES INTO COMPLIANCE PRIOR TO THE DATE SET FOR  
THE HEARING.

Officer Cross said the property owner was first cited for this violation in June 2009 and given 10 days to comply. He had explained the violation and what was required to comply to both the owner and the tenant but the violation remained for one month. The property was cited again on December 10, 2009, and when Officer Cross reinspected on January 4, 2010 the vehicle had been removed, but returned on January 5. The vehicle was also found on the property on January 15 at 5:25 a.m. and on January 20 at

5:25 a.m. and on January 22 at 5:35 a.m. Officer Cross had spoken with the owner, who informed him she would remove the vehicle. Officer Cross presented photos of the property and the case file into evidence, and requested a finding of fact so that if the violation recurred, this would be cited as a repeat violation.

Ms. Tell found the violation had existed as cited.

**Case: CE10011493**

Joshua & Norman Schwartz  
817 Southwest 29 Street

Certified mail sent to the owner was accepted on 2/16/10.

Mr. Ron Tetreault, Fire Inspector, testified to the following violation:  
NFPA 101:31.3.4.5.1

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

Inspector Tetreault stated the permit had been pulled, and recommended ordering compliance within 28 days or a fine of \$250 per day.

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

**Case: CE10011859**

R K Associates #5 Inc  
C/O Sears-Tax Dept D/768 B2-116A  
903 North Federal Highway

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

Mr. Ron Tetreault, Fire Inspector, testified to the following violation:  
NFPA 1:13.3.1.1

THE FIRE SPRINKLER SYSTEMS IS IN NEED OF SERVICE.

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

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

**Case: CE10011852**

Crown Liquors Of Broward Inc  
1035 Northwest 9 Avenue

Certified mail sent to the owner was accepted [no date] and certified mail sent to the registered agent was accepted [no date].

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

NFPA 1:11.1.2

ELECTRICAL WIRING NOT PER NFPA 70, NATIONAL ELECTRICAL CODE.

Complied:

NFPA 25:12.7.1

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

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

**Case: CE10011218**

Deutsche Bank National Trust Co Trustee  
1140 Northeast 12 Avenue

Certified mail sent to the owner was accepted on 2/16/10.

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

NFPA 101:31.3.4.5.1

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

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.

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

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

**Case: CE10011862**

Thomas Arthur LaFlamme  
1200 Northeast 5 Avenue

Certified mail sent to the owner was accepted on 2/13/10.

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

NFPA 101:31.3.4.5.1

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

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

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

**Case: CE10011228**

North Mia Investments LLC  
1200 North Federal Highway

Certified mail sent to the owner was accepted on 2/16/10 and certified mail sent to the registered agent was accepted on 2/16/10.

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

69A-46.041

THE FIRE PROTECTION SYSTEM IS NOT TAGGED IN ACCORDANCE WITH THE CODE.

NFPA 1:13.3.1.1

THE FIRE SPRINKLER SYSTEMS IS IN NEED OF SERVICE.

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

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

**Case: CE09120531**

James C Herrron  
1407 Southwest 24 Court

Service was via posting on the property on 2/8/10 and at City Hall on 2/18/10.

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

NFPA 101:31.3.4.5.1

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

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

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

**Case: CE10011850**

19th Street Investors Inc  
1740 North Federal Highway

Certified mail sent to the owner was accepted on 2/16/10 and certified mail sent to the registered agent was accepted on 2/16/10.

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

NFPA 25:5.3.3.1

THE SPRINKLER SYSTEM ALARM BELL DOES NOT FUNCTION AS  
DESIGNED.

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

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

**Case: CE09120521**

Jason Brown  
1871 Southwest 25 Street

Service was via posting on the property on 2/8/10 and at City Hall on 2/18/10.

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

NFPA 101:31.3.4.5.1

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

Complied:

NFPA 1:13.6.6.8.3.1

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

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

**Case: CE09120332**

Jose Alberto Ramirez  
2701 Middle River Drive # 21

Service was via posting on the property on 2/11/10 and at City Hall on 2/18/10.

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

NFPA 101:31.3.4.5.1



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

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 with NFPA 101:31.3.4.5.1 within 28 days or a fine of \$250 per day and with NFPA 101:31.3.4.1.1 within 182 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance with NFPA 101:31.3.4.5.1 within 28 days or a fine of \$250 per day and with NFPA 101:31.3.4.1.1 within 182 days or a fine of \$250 per day would begin to accrue.

The following eight cases for the same address were heard together:

**Case: CE09120280**

Joseph Slick  
2701 Middle River Drive # 2

Service was via posting on the property on 2/8/10 and at City Hall on 2/18/10.

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.

Complied:

NPA 101:31.3.4.5.1

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

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

**Case: CE09120283**

Ryan T & Thomas Zimber  
2701 Middle River Drive # 4

Service was via posting on the property on 2/8/10 and at City Hall on 2/18/10.

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.

Complied:  
NPA 101:31.3.4.5.1

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

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

**Case: CE09120288**

G & Constance Kantakis  
2701 Middle River Drive # 7

Service was via posting on the property on 2/8/10 and at City Hall on 2/18/10.

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.

Complied:  
NPA 101:31.3.4.5.1

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

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

**Case: CE09120290**

Kaye Neuman, 1/2 Interest  
Kim A Naimoli  
2701 Middle River Drive # 8

Service was via posting on the property on 2/8/10 and at City Hall on 2/18/10.

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.

Complied:  
NPA 101:31.3.4.5.1

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

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

**Case: CE09120294**

Sharon M Decker  
2701 Middle River Drive # 11

Service was via posting on the property on 2/8/10 and at City Hall on 2/18/10.

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.

Complied:

NPA 101:31.3.4.5.1

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

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

**Case: CE09120297**

Carlos Eduardo Silva  
2701 Middle River Drive # 14

Service was via posting on the property on 2/8/10 and at City Hall on 2/18/10.

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.

Complied:

NPA 101:31.3.4.5.1

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

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

**Case: CE09120300**

Samantha Da Silva  
2701 Middle River Drive # 16

Service was via posting on the property on 2/8/10 and at City Hall on 2/18/10.

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.

Complied:  
NPA 101:31.3.4.5.1

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

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

**Case: CE09120328**

Diane Hernandez 1/2 Interest  
Marta Hernandez  
2701 Middle River Drive # 19

Service was via posting on the property on 2/8/10 and at City Hall on 2/18/10.

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.

Complied:  
NPA 101:31.3.4.5.1

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

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

**Case: CE10011225**

Steele Oceanside Property Inc  
C/O Sophia Enterprises Inc  
3001 Southeast 5 Street

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

Mr. Ron Tetreault, Fire Inspector, testified to the following violation:  
NFPA 101:7.9.2.1

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

Complied:  
NFPA 1:13.6.6.8.3.1

NFPA 1:13.6.3.10

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

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

**Case: CE10011222**

Richard R & Barbara S Daigle  
4300 North Ocean Boulevard # 20E

Certified mail sent to the owner was accepted on 2/19/10.

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

NFPA 1:1.12.1

WORK REQUIRES A PERMIT.

Inspector Tetreault recommended ordering compliance within 91 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day would begin to accrue.

**Case: CE08111003**

Joelle Kuhn & Kyle Hansen  
5211 Northeast 17 Avenue

This case was first heard on 3/5/09 to comply by 4/30/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$15,350 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$15,350 fine, which would continue to accrue until the property complied.

**Case: CE08080532**

Gary Roca Family Trust  
1500 Southwest 20 Street

This case was first heard on 10/16/08 to comply by 10/30/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$12,225 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$12,225 fine, which would continue to accrue until the property complied.

**Case: CT09092290**

Shella D'Haiti  
3340 Auburn Boulevard

This case was first heard on 1/21/10 to comply by 1/31/10. Violations were as noted in the agenda. The property was complied, fines had accrued to \$50, the \$200 civil penalty had been paid, and the City was requesting no fine be imposed.

Ms. Tell imposed no fine.

**Case: CE09111015**

Alexander L Domb Trust  
Alexander L Domb, Trustee  
1430 South Ocean Drive

This case was first heard on 1/21/10 to comply by 1/31/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$3,100 fine, which would continue to accrue until the property complied.

**Case: CT09110388**

19th Street Investors Inc  
1700 North Federal Highway

This case was first heard on 1/21/10 to comply by 1/31/10. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$150 civil penalty and a \$3,000 fine.

Ms. Tell imposed the \$150 civil penalty and the \$3,000 fine.

**Case: CE09092395**

Marco Mello  
4051 Northeast 34 Avenue

This case was first heard on 1/21/10 to comply by 1/31/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$3,100 fine, which would continue to accrue until the property complied.

**Case: CT09020728**

Nettie Dwight Estate  
1030 Northwest 25 Avenue

This case was first heard on 4/2/09 to comply by 4/16/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$200 civil penalty, \$1,462.73 lot clearing costs and a \$7,275 fine.

Ms. Tell imposed a \$200 civil penalty, \$1,462.73 lot clearing costs and a \$7,275 fine.

**Case: CE09081204**

Celeste Little  
1517 Northwest 9 Avenue

This was a request to vacate the Order Imposing a Fine dated 11/19/09.

Ms. Tell vacated the Order Imposing a Fine dated 11/19/09.

**Case: CE09062637**

Ordered to reappear from 1/21/10

Ralph L Lynch  
425 Northeast 8 Street

This case was first heard on 11/5/09 to comply by 1/7/10. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,250 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$3,250 fine, which would continue to accrue until the property complied.

**Case: CE09061014**

Ari Limited Partnership  
3305 Southwest 9 Avenue

This case was first heard on 11/5/09 to comply by 12/3/09. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$650 fine.

Ms. Tell imposed the \$650 fine.

**Case: CT09110097**

Bryant Hoover  
2530 Key Largo Lane

This case was first heard on 1/21/10 to comply by 1/31/10. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$200 civil penalty and a \$100 fine.

Ms. Tell imposed the \$200 civil penalty and the \$100 fine.

**Case: CE09050439**

Ordered to reappear from 1/21/10

Joseph & Muregne St Louis  
486 Northwest 17 Place

This case was first heard on 10/1/09 to comply by 11/5/09. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$1,000 and the City was requesting no fine be imposed.

Ms. Tell imposed no fine.

**Case: CE09031927**

Benjamin & Rosalinda Bugarin  
1032 Northwest 3 Avenue

This case was first heard on 5/21/09 to comply by 6/25/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$37,650 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$37,650 fine, which would continue to accrue until the property complied.

**Case: CE09110142**

Russell V G Morrow  
1634 Northwest 3 Avenue

This case was first heard on 1/21/10 to comply by 1/31/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$3,100 fine, which would continue to accrue until the property complied.

**Case: CE09120410**

Glenn Kenneth Powell & Mara L Mendez  
280 Southwest 20 Avenue

This case was first heard on 1/21/10 to comply by 2/4/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,700 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$2,700 fine, which would continue to accrue until the property complied.

**Case: CE08071247**

Christopher J Polito  
1501 Southwest 25 Avenue



This case was first heard on 10/16/08 to comply by 10/30/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$14,250 fine.

Ms. Tell imposed the \$14,250 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:

CE10010099	CE10011155	CE10011439	CE09121070
CE09121782	CE10011289	CE10011212	CE09111946
CE09121797	CE10010507	CE09121284	CE09072699
CE09120650	CE09110343	CE09120665	CE10011872
CE10011858	CE09120512	CE09121626	CE10011494
CE10011496	CE10011497	CE10011227	CE09060863
CT09120986	CT09120065	CT09120129	CT09120117

### **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:

CE10011348	CE10011380	CE10011875	CE10011224
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### **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:

CE09091746	CT09091819
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### **Cases Closed**

Mr. McKelligett announced that 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:

CE09111633

There being no further business, the hearing was adjourned at **10:46 a.m.**

  
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SPECIAL MAGISTRATE

ATTEST:

  
Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services