

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
MEAH TELL PRESIDING  
APRIL 15, 2010  
9:00 A.M. – 12:34 P.M.**

**Staff Present:**

Susanne Manning, Secretary, Special Magistrate  
Mary Allman, Secretary, Special Magistrate  
Brian McKelligett, Clerk of Special Magistrate – Supervisor  
Ginger Wald, Assistant City Attorney  
Lori Grossfeld, Clerk III  
Lindwell Bradley, Code Enforcement Supervisor  
Cheryl Pingitore, Code Enforcement Supervisor  
Stephanie Bass, Code Enforcement Officer  
Mark Campbell, Code Enforcement Officer  
Leonard Champagne, Code Enforcement Officer  
Andre Cross, Code Enforcement Officer  
Aretha Davis, Code Enforcement Officer  
Dick Eaton, Code Enforcement Officer  
Ingrid Gottlieb, Code Enforcement Officer  
Todd Hull, Code Enforcement Officer  
Mike Maloney, Landscape Inspector  
Mary Rich, Code Enforcement Officer  
Maria Roque, Business Tax Inspector  
Wanda Sappington, Code Enforcement Officer  
Bill Snow, Code Enforcement Officer  
Mario Sotolongo, Code Enforcement Officer  
Ron Tetreault, Fire Inspector  
Ursula Thime, Code Enforcement Officer  
Salvatore Viscusi, Code Enforcement Officer

**Respondents and Witnesses**

CE09110410: Christopher Lekas, owner  
CE08120116: Robert Eldridge, owner's agent  
CE10011703, CE10011722: Lester Workinger, owner's father  
CE08100794, CE09100795: Ramon Estevez, owner  
CE09040395, CE08071863: Michael Gelety, bank attorney  
CE09121104, CE09121103: Robert Slotkin, attorney  
CE09061848: Tal Hen, owner  
CE09121588: Jaret Faine, owner  
CE10022285: Eva Flores, owner  
CE10021206: Wayne Lowthorp, realtor  
CE08121655: Louis James, owner, Tarek Bahlawan, tenant

CE08070479: Ernesto Wilson, owner  
CE10022555: Robert Miller, bank representative  
CE09092261: James Ferguson, owner  
CE09090747: Frances Reynolds, owner  
Donald Dixon, contractor  
CE08072346: Stuart Smith, bank attorney  
CE10022451: Virginia Smith, owner  
CE09081081: Georgios Amarantidis, owner  
CT09042083: Alexander Makarevich, owner  
CE07120555: Barbara Cohen, owner, Lawrence Cohen, owner  
CE10030101: Martin Cohen, realtor  
CE09091484: Matthew Wagman, contractor, Kenneth Leb, employee  
CE10022235: Michael Rogan, owner  
CE10031126: Eduardo Valdes, tenant's attorney, Michael O'Leary, owner's representative, Cynthia Fleming, general manager, Wilbur Pritchard, neighbor, Sheila Wilson, court reporter  
CE08020353: Don Karney Jr., manager  
CE09120356: Theodore Hasle, owner  
CE08071863: Michael Gelety, bank 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: CE10031126**

Smorgasbord Management Co  
DBA Sand Properties et al  
5550 North Federal Highway  
Tenant: The Olive Garden

Certified mail sent to the owner was accepted on 3/27/10 and certified mail sent to the registered agent was accepted on 4/2/10.

Ms. Stephanie Bass, Code Enforcement Officer, testified to the following violation:  
18-1.

THE EXCESSIVE DISTURBING, JARRING AND LOUD NOISE FROM VENDORS IE.,CARPET CLEANERS, GREASE TRAP MAINTENANCE, GARBAGE AND RECYCLING, DELIVERIES, ETC. AND OTHER SERVICE PROVIDERS IS OCCURING INTERMITTENTLY IN THE EARLY MORNING HOURS. THE NOISE FROM THIS BUSINESS HAS ADVERSELY AFFECTED THE NEIGHBORING PROPERTIES THUS INTERFERING WITH THE ORDINARY USE AND ENJOYMENT OF

THE AREA RESIDENT'S PROPERTY AND IS CONSIDERED A  
PUBLIC NUISANCE.

Cheryl Pingitore, Code Enforcement Supervisor, stated this had been a problem for several years. The store manager, district manager and contactors had been contacted by phone, mail and fax, but complaints about early morning noise continued and the neighbors continued to complain to the Police Department. Supervisor Pingitore clarified that the noise reports had been made at various times between 1 and 6 a.m.

Officer Bass related that on March 30, 2010 a noise complaint had been called in to the Police Department at 4:45 a.m. and the neighbor had also contacted a security guard. She noted that the City required all servicing after 7 a.m.

Mr. Wilbur Pritchard, neighbor, said he enjoyed eating at the restaurant, but between midnight and 7 a.m. "the place is a disaster." He said the company had become "lawless" and he had been complaining about the noise since he purchased his home in 2002.

Mr. Eduardo Valdes, the tenant's attorney, stated the lots on either side of the Olive Garden also had dumpsters that were serviced by trash companies. Mr. Pritchard said Knox Seminary had a dumpster and they abided by the law. He was not aware that the apartment complex next to the Olive Garden also had a dumpster, but said he awoke and watched the trash company servicing the Olive Garden dumpsters. Mr. Pritchard confirmed that the Olive Garden landscaper had also dumped palm fronds over the fence onto his property after trimming them from Olive Garden trees. He phoned the Police on this occasion and the landscaper admitted he had done this and removed the fronds.

Officer Davis said she had corresponded with Waste Management, who had promised more than once not to pick up the trash before 7 a.m. but the complaints had continued regarding this. Notice had also been sent to Smorgasbord Management Company regarding the complaints as well.

Ms. Cynthia Fleming, Olive Garden general manager, stated the dates of the complaints for trash pickup - December 10, January 26, February 23, March 2 and March 9 were not dates the restaurant had contracted for trash pickup. She indicated the noise could have originated from two other dumpsters in the vicinity. Ms. Fleming indicated the locations of the Olive Garden dumpsters on a map. Ms. Tell admitted the map into evidence.

Ms. Fleming had researched the overnight grease trap cleaning complaint on December 10 and determined their grease trap had not been serviced in all of December and presented an invoice query confirming this. On that date, roofing work had been done at approximately 9 a.m. Ms. Tell admitted the invoice query into evidence.

Ms. Fleming had researched a complaint dated March 2 at 5 a.m. and determined no service had been done in the early morning hours on that date. She presented an invoice query confirming this into evidence.

Ms. Fleming stated on March 30, 2010, the walk-in cooler was being re-tiled overnight, and Mr. Pritchard had confronted a security guard, and two employees stated he had yelled and said he could not wait for a court hearing when the restaurant would be closed. Ms. Fleming could not say if the employees were making noise at the time.

Ms. Fleming stated she had not been contacted by any other neighbor regarding noise. She said Mr. Pritchard had phoned her "yelling and screaming at me...using abusive language, cursing about noise that's been made or trash that's been picked up..."

Ms. Fleming stated the landscaper had dropped just one palm frond on Mr. Pritchard's property that had resulted in his complaint to the Police. On another occasion, Mr. Pritchard had refused to allow a phone company employee to access their phone hook-up through his property.

Ms. Fleming said she had posted signs and contacted all vendors indicating no deliveries should be made before 8 a.m. She had also insisted that refrigerated trucks be turned off while delivering to the restaurant. Ms. Tell admitted photos of the signs into evidence. Ms. Fleming said the facilities manager had suggested additional measures that could be taken to reduce complaints, such as performing all overnight work during one week per year, installing a 10-foot cinderblock wall, and compacting trash to reduce pickups.

Mr. Michael O'Leary, property owner's representative, gave a brief history of the property, and said Olive Garden had been an excellent tenant. Mr. O'Leary said he was not aware there had been an ongoing problem at the property. Mr. O'Leary stated, "Because this is a commercial zone that runs along that east side of Federal Highway, there's a reasonable expectation that folks that purchase properties adjacent to it will experience some level of commercial activity and some reasonable level of noise." Mr. O'Leary thought Olive Garden had done a number of things to appease Mr. Pritchard, but felt "there's some level of unreasonableness here." He added there were no other complainants present at the hearing. Mr. O'Leary said he would not object to the construction of a cinderblock wall.

Ms. Tell was troubled by Mr. O'Leary's statement that there had been no notice of ongoing complaints. Supervisor Pingitore stated the City had notified the owner on April 2, 2010. Officer Bass said she had spoken personally with the shift manager and made her aware of the complaints in 2008; she had also spoken with the waste company on that same date.

Officer Bass contradicted Ms. Fleming's testimony that trash had not been picked up on the dates of the complaints, and said the City had records from Waste Management

indicating they had serviced the property on the dates of the complaints. Ms. Tell said she would allow Mr. Valdez time to look through the file to which Officer Bass referred.

Mr. Pritchard explained he had not entered the building and confronted the security guard when the re-tiling project was going on. He had spoken with the guard from his car in the parking lot and left when asked to.

Ms. Tell heard other cases while Mr. Valdez reviewed the City documentation.

Upon returning to the case, Mr. Valdez requested the hearing be reset so they could meet with Code Enforcement, go over the documents and to look into constructing the wall.

Ms. Tell continued the case until 6/17/10.

**Case: CE10022451**

E J & Virginia R Smith  
2740 Northwest 24 Court

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

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violation:  
18-4(c)

THERE IS A SILVER COLORED NISSAN WITH AN EXPIRED  
2008 TAG AND A FLAT TIRE, PARKED AT THIS ADDRESS.

Officer Gottlieb said the owner had informed her that she did not want to license the vehicle because it was being repaired. Officer Gottlieb 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 with the right to tow the silver Nissan.

Ms. Virginia Smith, owner, said the car was being repaired and requested 30 days. Ms. Smith pointed out that they would need to insure the car as well as register it.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day with the right to tow the silver Nissan.

**Case: CE10022235**

Michael Rogan  
5200 Northwest 31 Avenue # F-101

Certified mail sent to the owner was accepted on 3/27/10.

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 the condo association had created an assessment and were in the process of hiring a fire alarm company. He recommended ordering compliance within 182 days or a fine of \$250 per day.

Mr. Michael Rogan, owner, said the property was in foreclosure, and presented documentation pursuant to this. Ms. Wald stated the sale was scheduled for May 5, 2010, but the status of the property did not affect this hearing. Mr. Rogan thought the condo association would be responsible to install the alarms. Ms. Wald explained that the individual owners had been cited because they owned the units, not the condo association. Inspector Tetreault said some owners had already paid their assessments and the management company had hired the company for the installation. He had been assured this would be done within 6 months. Mr. Rogan said this property was included in his bankruptcy. Ms. Wald said this must be taken up with Mr. Rogan's bankruptcy attorney and the Court. Ms. Tell advised Mr. Rogan to return with his attorney on May 20.

Ms. Tell continued the case until 5/20/10.

**Case: CE08020353**

Request for extension

Morganel Company  
C/O Broward Property Inc  
5550 Northwest 31 Avenue

This case was first heard on 11/6/08 to comply by 5/7/09. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 4/16/10.

Mr. Sal Viscusi, Code Enforcement Officer, said he had spoken with the manager many times since the case was begun, and in the intervening time, the property had needed some very expensive repairs that prevented them from repaving the parking lot. He would not object to another extension for the owner to get the funds needed.

Mr. Don Karney Jr., manager, confirmed that they had experienced financial setbacks, and requested 6 months to comply.

Ms. Tell granted a 126-day extension to 8/19/10, during which time no fines would accrue.

The following two cases for the same owner were heard together:

**Case: CE09100794**

Ordered to reappear

Seark LLC  
608 Southwest 16 Avenue

This case was first heard on 1/21/10 to comply by 2/25/10. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$3,000 fine.

Mr. Andre Cross, Code Enforcement Officer, said he would not object to a reduction of the fines.

Mr. Ramon Estevez, owner, explained that he had not been the owner when the case was first heard. Mr. McKelligett recommended reducing the fines for each case to \$260.

Ms. Tell imposed a \$260 fine.

**Case: CE09100795**

Ordered to reappear

Seark LLC  
608 Southwest 16 Avenue

This case was first heard on 1/21/10 to comply by 2/25/10. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$3,000 fine.

Ms. Tell imposed a \$260 fine.

**Case: CE08120116**

Robert McCook  
538 Bayshore Drive

This case was first heard on 2/19/09 to comply by 4/23/09. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$45,000 fine.

Mr. Ron Tetreault, Fire Inspector, recommended imposing a \$520 fine for administrative costs.

Mr. Robert Eldridge, the new owner's agent, said his client had purchased the property on March 10, 2010.

Ms. Tell imposed the \$520 fine.

**Case: CE10022285**

Eduardo I & Eva M Flores  
1435 South Miami Rd

Personal service was made to the owner on 4/14/10.

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

THE POOL AT THIS PROPERTY IS FULL OF GREEN  
STAGNANT WATER CREATING A BREEDING GROUND FOR  
INSECTS. THIS VIOLATION PRESENTS A THREAT TO THE  
HEALTH AND SAFETY OF THE COMMUNITY.

Officer Eaton stated the case had been brought in response to a neighborhood complaint. He stated a lis pendens had been filed against the property and he had been informed that the work would be done. 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. Eva Flores, owner, said she had been struggling with her ex-husband and finances. Mr. Eaton did not know if the house was occupied or if there was power to run the pool pump.

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: CE08070479**

Ernesto Wilson  
1520 Northeast 2 Avenue

This case was first heard on 9/18/08 to comply by 10/16/08. Violations were as noted in the agenda. The property was complied, fines had accrued to \$26,600 and the City was requesting no fine be imposed.

Ms. Tell imposed no fine.

**Case: CE09121103**

1011 LLC  
1011 Northwest 51 Street

This case was first heard on 2/4/10 to comply by 3/4/10. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,200 fine.



Mr. Sal Viscusi, Code Enforcement Officer, explained that when he first inspected the property, trash had been stacked in the area of the dumpster and parking lot, but the property was now complied.

Mr. Robert Slotkin, attorney, clarified that the owner of the property was deceased and he represented the estate. He explained that a neighboring business had been using the dumpster for construction debris. Officer Viscusi said a former tenant had used the parking area for storage; he did not believe an adjacent business had used the dumpster.

Mr. Slotkin requested a reduction of the fines, noting that the owner had taken action when she was aware of the violation. He added that the property was in foreclosure and he feared that a fine would affect the sale.

Ms. Tell imposed a \$260 fine.

**Case: CE09121104**

1011 LLC  
1010 Northwest 51 Court

This case was first heard on 2/4/10 to comply by 3/4/10. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,200 fine.

Ms. Tell imposed a \$260 fine.

The following two cases for the same owner were heard together:

**Case: CE10011703**

Susan Hernandez  
605 Southwest 22 Terrace

Certified mail sent to the owner was accepted on 3/27/10.

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

NUISANCE - THERE IS AN ACCUMULATION OF  
MISCELLANEOUS RUBBISH, TRASH, AND DEBRIS ON THIS  
OCCUPIED RESIDENTIAL PROPERTY INCLUDING TREE AND  
YARD DEBRIS, DISCARDED APPLIANCES AND OTHER ITEMS.

Officer Davis said the property had been cited for trash many times but the City had been unable to achieve consistent compliance. The former owner, Mr. Workinger, had deeded the property over to his daughter in 2009.

Mr. Lester Workinger, the owner's father, said the tenants were responsible for the trash and he had notified them they were being evicted. He requested 45 days to evict the tenants and clean up the property.

Officer Davis presented photos of the property and the case file into evidence, and recommended ordering compliance within 49 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day would begin to accrue.

**Case: CE10011722**

Susan Hernandez  
605 Southwest 22 Terrace

Certified mail sent to the owner was accepted on 3/27/10.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violations:

9-280(b)

ONE EXTERIOR DOOR ON THE NORTH SIDE OF THE BUILDING LEADING TO WHAT APPEARS TO BE AN INHABITABLE ROOM IS NOT WATER AND WEATHER TIGHT AS THE DOOR FRAME IS DAMAGED. THE SECOND EXTERIOR DOOR ALSO ON THE NORTH SIDE HAS A WINDOW IN DISREPAIR AND IS NOT WATER AND WEATHER TIGHT AS THE WINDOW IS OPEN AND INOPERABLE AND THE DOOR FRAME IS DAMAGED.

9-280(g)

THERE IS A BROKEN ELECTRICAL LIGHT FIXTURE WITH EXPOSED WIRING ON THE NORTH SIDE OF THE BUILDING.

9-280(h)(1)

THE WOOD FENCE AND THE CHAIN LINK FENCE ARE IN DISREPAIR AS THERE ARE SECTIONS OF FENCING THAT IS EITHER MISSING, BROKEN, OR MANGLED.

Complied:

9-280(h)(2)

Officer Davis presented photos of the property and the case file into evidence, and recommended ordering compliance within 49 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day, per violation would begin to accrue.

**Case: CE08121655**

Request for extension

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 \$14,400 fine, which would continue to accrue until the property complied.

Mr. Tarek Bahlawan, tenant, stated they were going through the DRC process for the change of use on the property and requested an additional 91 days.

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

Mr. Louis James, owner, agreed to the extension.

Ms. Tell granted a 91-day extension to 7/15/10, during which time no fines would accrue.

**Case: CT09042083**

Request for extension

Fantom Realty Inc  
3251 Southwest 1 Terrace

This case was first heard on 8/20/09 to comply by 11/19/09. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$1,300.

Mr. Alexander Makarevich, owner, requested an extension. He stated he had been unable to get on the April 1 DRC agenda.

Ms. Maria Roque, Business Tax Inspector, explained there had been a change of use. The owner had submitted the DRC application for review and he needed additional time. Mr. Makarevich said it taken a long time for the architect and engineer to prepare the paperwork. It was now ready to submit to the Building Department for review. He requested 180 days.

Ms. Wald recommended an extension to the beginning of July to see if the Building Department approved the plans.

Ms. Tell granted a 112-day extension to 8/5/10, during which time no fines would accrue.

**Case: CE08071863**

Brian Kasper  
6421 Northeast 18 Terrace

This case was first heard on 10/2/08 to comply by 10/12/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of an \$875 fine.

Mr. Michael Gelety, bank attorney, stated the bank had been foreclosing on the property and the borrower had declared bankruptcy. He requested reduction of the fine because this would make it easier to sell the property.

Ms. Stephanie Bass, Code Enforcement Officer, stated administrative costs totaled \$260.

Ms. Tell imposed a \$260 fine.

**Case: CE09040395**

Wells Fargo Bank  
C/O Marshall C Awatson PA  
1010 Northwest 3 Avenue

This case was first heard on 8/6/09 to comply by 9/10/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,100 fine, which would continue to accrue until the property complied.

Mr. Todd Hull, Code Enforcement Officer, opposed any extension because there had been no progress on the property.

Mr. Michael Gelety, bank attorney, stated the bank had only recently received certificate of title. He requested additional time to address the issues on the property. Mr. McKelligett said the Property Appraiser's office indicated the certificated of title had been issued to the bank on March 31, 2009, over a year ago. Ms. Tell noted that these were health and safety issues and she would grant only a short extension.

Ms. Tell granted a 21-day extension to 5/6/10, during which time no fines would accrue.

**Case: CE09061848**

B & H Real Estate Management LLC  
1408 Northwest 9 Avenue

This case was first heard on 10/1/09 to comply by 12/3/09. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$2,400 and the City was requesting imposition of a \$534 fine.

Mr. Todd Hull, Code Enforcement Officer, explained the order had been entered against a previous owner and the new owner had inherited the fines. He would not object to reducing the fines to \$260.

Mr. Tal Hen, owner, stated he had complied the property.

Ms. Tell imposed a \$260 fine.

**Case: CE10030101**

Federal National Mortgage Association  
3346 Northwest 68 Court

Certified mail sent to the owner was accepted on 3/29/10. Service was also via posting at City Hall on 4/1/10.

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violation:  
18-11(a)

THE SWIMMING POOL IN THE REAR YARD OF THIS RECENTLY FORECLOSED ON PROPERTY IS FILLED WITH GREEN AND STAGNANT WATER. THE POOL IN THIS CONDITION IS UNSANITARY, UNSIGHTLY AND IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES. THIS POOL ALSO POSES A THREAT TO THE HEALTH, SAFETY, AND WELFARE TO THE SURROUNDING PROPERTIES AND TO THE COMMUNITY AS A WHOLE.

Officer Viscusi reported the property had been foreclosed upon and someone was staying there periodically. The next-door neighbor had granted him access and he had photographed and treated the pool. Officer Viscusi 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.

Mr. Martin Cohen, realtor, said someone had met with the tenant, who was "completely uncooperative." They had provided the tenant with "Know Your Rights" information and posted this on the property. Eviction was proceeding against the tenant. Officer Viscusi requested a finding of fact and the deadline he had suggested for the fine to begin. Mr. Cohen said he was willing to address the problem, but did not know if he was permitted to do so.

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: CE09120356**

5691 LLC  
5691 Northeast 14 Avenue

Request for extension

This case was first heard on 2/4/10 to comply by 4/8/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,800 fine, which would continue to accrue until the property complied.

Ms. Stephanie Bass, Code Enforcement Officer, reported the owner had pulled the needed permits and begun erecting the wall.

Mr. Theodore Hasle, owner's representative, said he had been working diligently and had phoned Officer Bass on March 23 to request an extension. He requested another 35 days.

Ms. Tell granted a 49-day extension to 6/3/10, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

**Case: CE09081081**

Rescheduled from 4/1/10

George Amarantidis  
Daniel Garcia  
2849 Southwest 14 Street

This case was first heard on 11/19/09 to comply by 12/24/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,900 fine.

Mr. Georgios Amarantidis, owner, reported the property had been recently sold. He described work done at the property, and noted that the window company had not done the work on time and he had hired a second company. He requested reduction of the fines.

Mr. Andre Cross, Code Enforcement Officer, said it had taken time to obtain the permits and to have the work done properly. He did not object to reduction of the fine.

Ms. Tell imposed a \$260 fine.

**Case: CE07120555**

Ordered to reappear

Lawrence E & Barbara F Cohen  
3316 Northeast 38 Street

This case was first heard on 4/3/08 to comply by 7/3 & 8/28/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,875 fine, which would continue to accrue until the property complied.

Mr. Lawrence Cohen, owner, gave a brief history of his experiences with Citizens Insurance on his case, and pointed out that Citizens was stalling again. They were now waiting for the contractor hired by Citizens to complete a report on his inspection.

Ms. Tell granted a 112-day extension to 8/5/10, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

**Case: CE09110410**

James & Antoinette Lekas  
Christopher Lekas  
260 Southwest 20 Avenue

This case was first heard on 12/18/09 to comply by 3/11/10. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,100 fine.

Mr. Christopher Lekas, owner, explained that they had delayed removing the boards because the air conditioning unit was being stored in the building until installation and the installation had been delayed.

Mr. Andre Cross, Code Enforcement Officer, said this owner had done a beautiful job on the property but vagrants were committing thefts in this area. He recommended a reduction of the fine.

Ms. Tell imposed a \$50 fine.

**Case: CE09091484**

Ordered to reappear

Ocean Manor Condo Assoc  
4040 Galt Ocean Drive

This case was first heard on 10/15/09 to comply by 2/18/10. 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.

Mr. Ron Tetreault, Fire Inspector, reported the plans had been submitted and work was progressing. He had spoken with property representatives and agreed to recommend a 63-day extension.

Ms. Tell granted a 63-day extension to 6/17/10, during which time no fines would accrue.

**Case: CE09092261**

Request for extension

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 and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$24,250 fine, which would continue to accrue until the property complied.

Mr. Ron Tetreault, Fire Inspector, stated the owner need a little additional time, and suggested 35 days.

Ms. Tell granted a 49-day extension to 6/3/10, during which time no fines would accrue.

**Case: CE09121588**

Jaret B Faine  
1419 Southwest 11 Place

This case was first heard on 2/18/10 to comply by 3/4/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property complied.

Mr. Jaret Faine, owner, said he had been experiencing financial difficulties, and requested 30 days to pay for the permits.

Mr. Mike Maloney, Landscape Inspector, did not object to an extension, and reminded Ms. Tell that after the owner picked up the permits, he would have 60 days to work with the City to determine proper tree replacements.

Ms. Tell granted a 49-day extension to 6/3/10, during which time no fines would accrue.

**Case: CE09090747**

Ordered to reappear

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. Donal Dixon, contractor, said the Health Department had required them to do work on the pool at significant cost. He requested additional time to complete the smoke detector installation.

Mr. Ron Tetreault, Fire Inspector, said someone had contacted him and informed him the property was being sold and the new owner would install the smoke detectors. He had agreed to recommend a 91-day extension.

Ms. Tell granted a 91-day extension to 7/15/10, during which time no fines would accrue.

**Case: CE08072346**

Romane Bernagene  
2201 Sunrise Key Boulevard



This case was first heard on 10/16/08 to comply by 10/26/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$3,900 fine.

Mr. Stuart Smith, bank attorney, reported the bank was foreclosing on the property and the owner had filed for bankruptcy. He requested time to proceed with the case.

Ms. Ursula Thime, Code Enforcement Officer, reported the property was in compliance but the pool was now open again and she had opened a new case.

Ms. Wald said the City had been unaware of the owner's bankruptcy and recommended withdrawing the case.

The City withdrew the case.

**Case: CE10030513**

Benjie Sperling  
408 Southwest 9 Avenue

Certified mail sent to the owner was accepted [no date]. Service was also via posting at City Hall on 4/1/10.

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

THE PROPERTY IS NOT BEING MAINTAINED. THE PROPERTY IS OVERGROWN WITH GRASS, WEEDS AND OTHER PLANT LIFE. THERE IS TRASH, RUBBISH AND SOLID WASTE SCATTERED ABOUT THE PROPERTY. THE TRASH, RUBBISH AND SOLID WASTE CONSISTS OF BUT IS NOT LIMITED TO A LARGE PILE OF CONSTRUCTION DEBRIS, DILAPADATED FURNITURE, OLD WINDOW A/C UNITS, YARD WASTE, BOTTLES, METAL CANS AND ASSORTED LITTER.

Officer Snow stated there was a new owner who had begun cleaning the property. He 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.

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

**Case: CE10030124**

Mark Hirsch  
2000 Southwest 16 Court

Service was via posting on the property on 3/30/10 and at City Hall on 4/1/10.

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

THERE IS TRASH, RUBBISH & DEBRIS SCATTERED ABOUT THE CARPORT OF THIS PROPERTY INCLUDING BUT, NOT LIMITED TO TREE DEBRIS, CARD BOARD BOXES, AND ALL KINDS OF MISCELLANEOUS ITEMS.

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

**Case: CE10022727**

Eric A Norman  
3648 Southwest 13 Court

Service was via posting on the property on 3/26/10 and at City Hall on 4/1/10.

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 reported a lis pendens had been filed against the property. He 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: CE10021206**

Deutsche Bank National Trust Company Trustee  
C/O Litton Loan Servicing  
1441 Northeast 15 Avenue

Certified mail sent to the owner was accepted [no date]. Service was also via posting at City Hall on 4/1/10.

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

THERE IS GRASS/PLANT OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON PROPERTY.

Officer Rich 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.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day would begin to accrue.

**Case: CE10021448**

Paulo M Miranda  
1141 Northeast 17 Avenue

Service was via posting on the property on 3/25/10 and at City Hall on 4/1/10.

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

THE ROOF IS NOT MAINTAINED IN A CLEAN CONDITION.  
THERE ARE ONE OR MORE TARPS ON THE ROOF ANCHORED  
WITH CYNDER BLOCKS. THE TARP(S) AND CYNDER BLOCKS  
ARE NOT A PERMANENT PART OF THE BUILDING.

Officer Rich presented photos of the property and the case file into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day would begin to accrue.

**Case: CE10022555**

US Bank National Association  
C/O Florida Default Law Group PL  
1727 Northeast 15 Avenue

Certified mail sent to the owner was accepted on 3/29/10. Service was also via posting at City Hall on 4/1/10.

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

THERE IS GRASS/PLANT/WEED OVERGROWTH, TRASH,  
RUBBISH AND DEBRIS ON PROPERTY.

Officer Rich 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.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day would begin to accrue.

**Case: CE10020674**

Gordon W Roepe  
812 North Victoria Park Rd

Service was via posting on the property on 3/29/10 and at City Hall on 4/1/10.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violation:  
18-11(a)

THE POOL AT THIS LOCATION IS FILLED WITH GREEN,  
STAGNANT WATER. THE POOL IN THIS CONDITION IS A  
BREEDING PLACE FOR MOSQUITOES AND ENDANGERS THE  
PUBLIC HEALTH, SAFETY AND WELFARE OF THE  
COMMUNITY.

Officer Thime 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. 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: CE10030875**

Barrie M Peterson  
615 Northeast 13 Avenue

Certified mail sent to the owner was accepted on 3/29/10. Service was also via posting at City Hall on 4/1/10.

Ms. Ursula Thime, 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  
PUBIC NUISANCE.

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

The following 12 cases were heard together:

**Case: CE10021302**

Edward D Stone, III  
815 Middle River Drive # 101

Certified mail sent to the owner was accepted on 4/2/10.

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 explained this was a multi-unit condominium, and he recommended ordering compliance within 175 days or a fine of \$250 per day for all cases.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10021304**

Jonathan Winn  
815 Middle River Drive # 103

Certified mail sent to the owner was accepted on 3/27/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10021307**

Ronald Cook  
815 Middle River Drive # 105

Certified mail sent to the owner was accepted on 3/26/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10021309**

Edward J & Carol Ann Radin  
815 Middle River Drive # 106

Certified mail sent to the owner was accepted on 3/29/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10021319**

Kerry Fitzgerald &  
Kerry Fitzgerald Revocable Trust  
815 Middle River Drive # 107

Certified mail sent to the owner was accepted on 3/26/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10021323**

Carlisle E & C E Wilson  
815 Middle River Drive # 108

Certified mail sent to the owner was accepted on 3/26/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10021326**

Susan M Osborne  
C/O Harriet Mathis  
815 Middle River Drive # 109

Certified mail sent to the owner was accepted on 4/2/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10021329**

Barbara Fry  
815 Middle River Drive # 110

Certified mail sent to the owner was accepted on 3/26/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10021333**

Vida M Zajkowski  
815 Middle River Drive # 111

Certified mail sent to the owner was accepted on 3/26/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10021335**

Jenny Bogun  
815 Middle River Drive # 112

Certified mail sent to the owner was accepted on 3/26/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10021336**

David K Budinger  
815 Middle River Drive # 114

Certified mail sent to the owner was accepted on 3/26/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10021339**

Philip D Sosnick  
C/O Ana Orge  
815 Middle River Drive # 115

Certified mail sent to the owner was accepted on 3/26/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.



**Case: CE10021340**

Fort Lauderdale Properties II Inc  
1035 Northeast 8 Avenue

Certified mail sent to the owner was accepted on 3/26/10 and certified mail sent to the registered agent was accepted on 4/1/10.

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 35 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day would begin to accrue.

**Case: CE10021342**

Fort Lauderdale Properties II Inc  
1027 Northeast 8 Avenue

Certified mail sent to the owner was accepted on 3/26/10 and certified mail sent to the registered agent was accepted on 4/1/10.

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

MO Sec. 9-313.

ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

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 with MO Sec. 9-313. within 35 days or a fine of \$50 per day and with NFPA 101:31.2.4.5.1 within 35 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered with MO Sec. 9-313. within 35 days or a fine of \$50 per day and with NFPA 101:31.2.4.5.1 within 35 days or a fine of \$250 per day.

**Case: CE10021343**

1021 Northeast 8 Avenue  
Fort Lauderdale Properties II Inc

Certified mail sent to the owner was accepted on 3/26/10 and certified mail sent to the registered agent was accepted on 4/1/10.

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 35 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day would begin to accrue.

**Case: CE10022209**

Caldwell C Cooper  
1400 Northeast 5 Terrace

Certified mail sent to the owner was accepted on 3/26/10.

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 recommended ordering compliance within 175 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10021344**

1045 Northeast 8 Avenue  
Fort Lauderdale Properties II Inc

Certified mail sent to the owner was accepted on 3/26/10 and certified mail sent to the registered agent was accepted on 4/1/10.

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

NFPA 101:31.3.4.1.1

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

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 with NFPA 101:31.3.4.1.1 within 175 days or a fine of \$250 per day and with NFPA 101:31.3.4.5.1 within 35 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance with NFPA 101:31.3.4.1.1 within 175 days or a fine of \$250 per day and with NFPA 101:31.3.4.5.1 within 35 days or a fine of \$250 per day would begin to accrue.

**Case: CE10022210**

Caldwell C Cooper  
1350 Northeast 5 Terrace

Certified mail sent to the owner was accepted on 3/26/10.

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 recommended ordering compliance within 175 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10022213**

Harbor Club Of Fort Lauderdale Inc  
3073 Harbor Drive

Certified mail sent to the owner was accepted on 3/30/10 and certified mail sent to the registered agent was accepted on 3/29/10.

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 35 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day would begin to accrue.

**Case: CE10022211**

E Gerald Cooper Revocable Trust,  
E Gerald Cooper, Trustee  
627 Southeast 4 Avenue

Certified mail sent to the owner was accepted on 3/26/10.

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 recommended ordering compliance within 175 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10022231**

W F Newman & D Metzger, et al  
C/O Board Of Directors  
900 Southwest 12 Street

Certified mail sent to the owner was accepted on 3/30/10.

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 175 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

The following 21 cases were heard together:

**Case: CE10012179**

Jack & Sadie Axelrod  
5200 Northwest 31 Avenue # D-60

Service was via posting on the property on 3/26/10 and at City Hall on 4/1/10.

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 175 days or a fine of \$250 per day.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10012183**

Connie Diane Spero  
5200 Northwest 31 Avenue # D-63

Service was via posting on the property on 3/26/10 and at City Hall on 4/1/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10012184**

Juan J Almanza  
5200 Northwest 31 Avenue # D-64

Service was via posting on the property on 3/26/10 and at City Hall on 4/1/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10012185**

Sandra B Chester & Kim Copelan Weekley  
5200 Northwest 31 Avenue # D-65

Service was via posting on the property on 3/26/10 and at City Hall on 4/1/10.

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.  
101:31.3.4.1.1.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10012187**

Juan Eduardo Figueras  
5200 Northwest 31 Avenue # D-70

Service was via posting on the property on 3/26/10 and at City Hall on 4/1/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10012189**

Dustin Corner  
5200 Northwest 31 Avenue # D-71

Service was via posting on the property on 3/26/10 and at City Hall on 4/1/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10012190**

Kevin C Coyle  
5200 Northwest 31 Avenue # D-72

Service was via posting on the property on 3/26/10 and at City Hall on 4/1/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10012192**

Fidel Pineda  
5200 Northwest 31 Avenue # D-73

Service was via posting on the property on 3/26/10 and at City Hall on 4/1/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10012225**

Armando & Victor Ortiz  
5200 Northwest 31 Avenue # D-74

Service was via posting on the property on 3/26/10 and at City Hall on 4/1/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10012229**

Juan Carlos Martinez  
5200 Northwest 31 Avenue # D-77

Service was via posting on the property on 3/26/10 and at City Hall on 4/1/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10012233**

Farid P Tamayo  
5200 Northwest 31 Avenue # E-81

Service was via posting on the property on 3/26/10 and at City Hall on 4/1/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10022234**

Michael Morrison  
5200 Northwest 31 Avenue # F-100

Certified mail sent to the owner was accepted on 3/30/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10022236**

Benito Perez  
5200 Northwest 31 Avenue # F-102

Certified mail sent to the owner was accepted on 3/31/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.



**Case: CE10022238**

Jessica Hennessey  
5200 Northwest 31 Avenue # F-104

Certified mail sent to the owner was accepted on 3/29/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10022246**

Donna A Hudson  
5200 Northwest 31 Avenue # F-105

Certified mail sent to the owner was accepted on 3/29/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10022248**

Kurt Guenther  
5200 Northwest 31 Avenue # F-110

Certified mail sent to the owner was accepted on 3/27/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10022254**

Kelly L Mackintosh &  
George Poulakos

5200 Northwest 31 Avenue # F-111

Certified mail sent to the owner was accepted on 4/1/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10022257**

Wendy James  
5200 Northwest 31 Avenue # F-112

Certified mail sent to the owner was accepted on 3/29/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10022266**

Lathesha P Jordan  
5200 Northwest 31 Avenue # F-115

Certified mail sent to the owner was accepted on 3/29/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10022267**

Sapphire Property Group LLC  
5200 Northwest 31 Avenue # F-116

Certified mail sent to the owner was accepted on 3/29/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE10022269**

Farid P Tamayo  
5200 Northwest 31 Avenue # F-117

Certified mail sent to the owner was accepted on 3/27/10.

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.

Ms. Tell found in favor of the City and ordered compliance within 175 days or a fine of \$250 per day would begin to accrue.

**Case: CE09041327**

Ordered to reappear

TKB Investments Inc  
1420 Northwest 23 Avenue

This case was first heard on 7/16/09 to comply by 10/15/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$9,600 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$9,600 fine, which would continue to accrue until the property complied.

**Case: CE08100312**

Francois Louis  
2201 Northwest 7 Court

This case was first heard on 12/18/08 to comply by 1/1/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$2,250 fine plus \$1,441.44 board-up costs.

Ms. Tell imposed a \$2,250 fine plus \$1,441.44 board-up costs.

**Case: CE09111189**

Maria Amelia Vincente  
812 Southwest 8 Avenue

This case was first heard on 2/18/10 to comply by 3/11/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$850 fine, which would continue to accrue until the property complied.

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

**Case: CE08030211**

Minundi A Polonia  
805 Southwest 22 Terrace

This case was first heard on 8/7/08 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 \$60,100 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$60,100 fine, which would continue to accrue until the property complied.

**Case: CE08031942**

Nehemiah N & Joyce R Cuffy  
811 Southwest 39 Avenue

This case was first heard on 9/4/08 to comply by 10/2/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$14,275 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$14,275 fine, which would continue to accrue until the property complied.

**Case: CE09121380**

Hillary J Reynolds  
117 Northeast 12 Avenue

This case was first heard on 2/18/10 to comply by 2/28/10. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$2,200 fine.

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

**Case: CE08042240**

Anthony E Vyka  
1309 Northwest 6 Avenue

This case was first heard on 9/4/08 to comply by 9/18/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$30,000 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$30,000 fine, which would continue to accrue until the property complied.

**Case: CE08082029**

David M Gillis & Douglas V McKinney Trust  
4601 Northwest 10 Avenue

This case was first heard on 12/18/08 to comply by 1/1/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$11,700 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$11,700 fine, which would continue to accrue until the property complied.

**Case: CE09072293**

Federal Loan Home Mortgage Corp  
1033 Northeast 16 Terrace

This was a request to vacate the Order dated 12/3/09.

Ms. Tell vacated the order dated 12/3/09.

**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:

CE10022373	CE10030497	CE10030300	CE10030525
CE09111374	CE10021579	CE10030406	CE10030988
CE10030756	CE10022017	CE10022412	CE10021463
CE10022336	CE10030016	CE10030144	CE10030352
CE10030354	CE10030390	CE10021298	CE10012248
CE10022218	CE10022215	CE09120649	CE10011861
CT10022116			

**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:

CE10021303            CE10021305            CE10022237            CE10022259  
CE10022264

**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:

CE10011589

**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:

CE10030040

**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:

CE10011758

There being no further business, the hearing was adjourned at **12:34 P.m.**

  
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SPECIAL MAGISTRATE

ATTEST:  
  
Clerk, Special Magistrate