

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
MEAH TELL PRESIDING  
OCTOBER 7, 2010  
9:00 A.M. –11:02 A.M.**

**Staff Present:**

Mary Allman, Secretary, Special Magistrate  
Susanne Manning, Secretary, Special Magistrate  
Brian McKelligett, Clerk of Special Magistrate – Supervisor  
Ginger Wald, Assistant City Attorney  
Lori Grossfeld, Clerk III  
Frank Arrigoni, Building Inspector  
Stephanie Bass, Code Enforcement Officer  
Mark Campbell, Code Enforcement Officer  
Leonard Champagne, Code Enforcement Officer  
Aretha Davis, Code Enforcement Officer  
Alejandro DelRio, Code Enforcement Officer  
Dick Eaton, Sr. Code Enforcement Officer  
Barry Fein, Building Inspector  
Adam Feldman, Sr. Code Enforcement Officer  
Todd Hull, Code Enforcement Officer  
Mary Rich, Code Enforcement Officer  
William Snow, Code Enforcement Officer  
Mario Sotolongo, Code Enforcement Officer  
Ron Tetreault, Fire Inspector  
Ursula Thime, Sr. Code Enforcement Officer  
Barbara Urow, Code Enforcement Officer  
Salvatore Viscusi, Code Enforcement Officer

**Respondents and Witnesses**

CE09040008: Angeline Merissaint, owner  
CE10032817: Goran Dragoslavic, owner  
CE09082100: Lawrence Mujica, owner  
CE09110879: Edward Smith, owner  
CE10070323: Tania Brongo, realtor, Fredy Bonilla, owner's representative  
CE10081699; CE10081697: Kevin Crousillat, owner  
CE09071472: Eugene Dominko, owner; Barbara Collins, part owner  
CE09090888: Arthur Greene, owner/pastor  
CE09100293: Abe Borujern, owner  
CE10062322: Greg Homsey, bank representative  
CE10071960: Maria Holness, bank broker  
CE09071895: Jon Christenson, owner; Mary Christenson, owner  
CE10050223: Christine Rocha, company representative  
CE09101348: E. Gail Brown-Mulder, property manager

CE09120356: Stuart Weinstock, owner

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

**Case: CE09082100**

500 E Broward Blvd  
CTA Properties LTD  
C/O Colonial Properties Tr

Certified mail sent to the owner was accepted on 9/20/10 and certified mail sent to the registered agent was accepted [no date].

Frank Arrigoni, Building Inspector, testified to the following violation:  
FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS HAVE EXPIRED W/O PASSING ALL  
REQUIRED INSPECTIONS:

01062062 SIGN FACE REPLACEMENT (CITIBANK)  
03090743 WALL SIGN W/LIGHT BAND (CITIBANK)  
06052379 EXTERIOR GLASS REPLACEMENT  
06081954 ALARM SYS.  
97011459 FIRE SPRINKLERS 21 FL.  
96040840 AWNINGS

Mr. Lawrence Mujica, owner, presented a letter from the attorney indicating he was working with the City to resolve permit 06052379. He said permit 01062062 would be signed off in five days. Mr. Mujica said no one had any record of an awning since hurricane Wilma destroyed the awning in 2005.

Inspector Arrigoni said all of the permits were still open and he had not received the letter from the attorney. Ms. Tell suggested the inspector consult with Mr. Mujica and the case would be recalled later in the hearing.

Upon returning to the case, Inspector Arrigoni 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: CE10070323**

Request for extension

1032 Northeast 16 Avenue  
Wells Fargo Bank NA Trustee

This case was first heard on 8/19/10 to comply by 9/16/10. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$5,000.

Ms. Tania Brongo, realtor, said the property was under contract and was scheduled to close on 10/15. She said the potential buyer was aware of the violations and the fine and was willing to assume responsibility for the violations. Ms. Brongo asked if the "potential fine" could be negotiated between the City and the bank. Mr. McKelligett stated the case was not complied, so there could be no negotiation.

Ron Tetreault, Fire Inspector, recommended a 42-day extension for the violations to be complied and the sale to go through.

Mr. Fredy Bonilla, the owner's representative, said he was aware of the problem but was not aware of the fines. He agreed the work could be done by November 18.

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

**Case: CE10032817**

410 Northwest 14 Avenue  
Max LLC

This case was first heard on 7/15/10 to comply by 9/2/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property complied.

Leonard Champagne, Code Enforcement Officer, recommended imposition of the fine.

Mr. Goran Dragoslavic, owner, said the tenant was poor and the scrap business was his only living. He said he had inspected the property recently and the tenant had cleaned up the cans.

Officer Champagne displayed photos of the property. Mr. Dragoslavic said the tenant removed the cans from the property every day. He noted that the area where the tenant sorted the cans could not be seen from the street. Officer Champagne said the work could be seen from other apartments and neighbors were complaining because items were often left on the property for months. Ms. Tell informed Mr. Dragoslavic that items could not be stored on the property. He said the tenant had promised that no items would be stored there.

Ms. Tell continued the case to October 21, 2010, during which time no fines would accrue.

**Case: CE09040008**

Rescheduled from 9/2/10

165 Vermont Avenue  
Jean-Baptiste, Angeline

Barry Fein, Building Inspector, testified to the following violation:  
FBC(2007) 105.10.3.1

THERE IS AN EXPIRED PERMIT, #08030689, FOR A SCREEN  
ENCLOSURE. RENEW PERMIT AND OBTAIN ALL REQUIRED PERMITS.

Inspector Fein had left the room and Ms. Tell agreed to hear other cases until he returned.

Upon returning to the case, Inspector Fein said he had spoken with the owner and agreed to recommend ordering compliance within 91 days or a fine of \$25 per day.

Ms. Angeline Merissaint, owner, agreed.

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

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

**Case: CE10081699**

2110 S Miami Rd  
CKA Homes Of Miami Road LLC

Certified mail sent to the owner was accepted on 9/14/10 and certified mail sent to the registered agent was accepted on 9/14/10.

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.

Complied:

MO SEC. 9-313.

NFPA 1:13.6.6.8.3.1

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

Mr. Kevin Crousillat, owner, requested 180 days. Inspector Tetreault said the owner did not need an architect and an engineer. He felt both properties could be complied for \$700 - \$1,000.

Ms. Tell found in favor of the City and ordered compliance within 70 days or a fine of \$250 per day would begin to accrue.

**Case: CE10081697**

2120 S Miami Rd  
CKA Homes Of Miami Road LLC

Certified mail sent to the owner was accepted on 9/14/10 and certified mail sent to the registered agent was accepted on 9/14/10.

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:

MO SEC. 9-313.

NFPA 1:13.6.6.8.3.1

Ms. Tell found in favor of the City and ordered compliance within 70 days or a fine of \$250 per day would begin to accrue.

**Case: CE09101348**

Request for extension

5300 Northwest 9 Avenue # 1B  
Mars Powerline L P  
C/O E J Plesko & A

This case was first heard on 11/19/09 to comply by 5/20/10. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$11,750.

Ms. E. Gail Brown-Mulder, property manager, said she thought she had done everything that needed to be done, and requested more time.

Ron Tetreault, Fire Inspector, explained that the architect's plans were not stamped and required additional information. He recommended a 105-day extension.

Ms. Tell granted a 105-day extension, during which time no fines would accrue.

**Case: CE10050223**

Request for extension

3301 Southwest 9 Avenue  
Reinv LLC

This case was first heard on 6/17/10 to comply by 9/16/10. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$6,000

Ms. Christine Rocha, company representative, said they would demolish the building by the end of the year.

Ron Tetreault, Fire Inspector, agreed demolition would comply the violations. He added there was no life safety hazard, and recommended a 105-day extension.

Ms. Tell granted a 105-day extension during which time no fines would accrue.

**Case: CE09071895**

2911 Southwest 9 Avenue  
Christenson, Jon

Certified mail sent to the owner was accepted on 9/11/10.

Barry Fein, Building Inspector, testified to the following violation:

FBC(2007) 105.10.3.1

THERE ARE 3 EXPIRED PERMITS:

PERMIT #08061657 - INTERIOR RENOVATION (MASTER PERMIT)

PERMIT #08061906 - FIXTURE REPLACEMENT (SUB-PERMIT)

PERMIT #08061907 - ELECTRICAL (SUB-PERMIT)

Inspector Fein said he had spoken with the owner and agreed to recommend ordering compliance within 70 days or a fine of \$25 per day.

Mr. Jon Christenson, owner, agreed.

Ms. Tell found in favor of the City and ordered compliance within 70 days or a fine of \$25 per day would begin to accrue.

**Case: CE09110879**

801 Southwest 4 Court  
Smith, Edward J & Smith, Bernice J

This case was first heard on 12/17/09 to comply by 1/14/10. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$17,000 fine.

Mr. Edward Smith, owner, explained he thought Inspector Tetreault had agreed to an extension after he received the last notice.

Ron Tetreault, Fire Inspector, said this was a unique situation because the building had sprinklers, providing an additional life safety element. He recommended reducing the fines to \$520.

Mr. Smith said finances had caused the delay. He had paid for a new sewer system and the 40-year inspection at the property recently and the property had vacancies due to the economy. Mr. Smith said he had been unaware he needed to appear before the Special Magistrate to receive an extension.

Ms. Tell imposed no fine.

**Case: CE10062322**

2531 Gulfstream Ln  
Minnick, Donald

This case was first heard on 8/19/10 to comply by 8/29/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,800 fine, which would continue to accrue until the property complied.

Alejandro DelRio, Code Enforcement Officer, confirmed the property was not complied.

Mr. Greg Homsey, bank representative, requested an extension. He said the owner was deceased and there were two tenants on the property. Mr. Homsey did not believe the bank had been noticed of the prior hearing.

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

**Case: CE10071960**

2531 Northwest 30 Terrace  
Federal Natl Mrtg Assn

Certified mail sent to the owner was accepted on 9/2/10.

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

THERE IS A WOOD FENCE ON THIS PROPERTY THAT HAS  
MISSING/BROKEN SLATS. IN SOME AREAS IT IS LEANING/  
UNEVEN AND IS IN GENERAL DISREPAIR.

Officer Viscusi said the property was vacant and bank-owned. He said some of the fence repair had been done but not all. Officer Viscusi recommended ordering compliance within 35 days or a fine of \$25 per day.

Ms. Maria Holness, bank broker, said she had notified the bank that work had not been completed and they had authorized her to call one of their contractors. She thought the work could be done within 35 days.

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

**Case: CE09071472**

2157 Northeast 63 Court  
Dominko, Eugene J Jr

Certified mail sent to the owner was accepted on 9/15/10.

Frank Arrigoni, Building Inspector, testified to the following violation:  
FBC(2007) 105.10.3.1

PERMIT 07021841 WAS ISSUED FOR FLAT REROOF.  
PERMIT 08042003 WAS ISSUED FOR TILE REROOF.  
THESE PERMITS HAVE EXPIRED W/O PASSING ALL  
REQUIRED INSPECTIONS.

Mr. Eugene Dominko, owner, explained that the roofing company had never ensured that the roof passed final inspection for the original tile roof. The City had indicated the tile must be replaced and Mr. Dominko had paid the roofing company \$34,000 for both roofs and they had left the job unfinished. The roofing company was now out of business and Mr. Dominko had contacted other roofers about restoring the sloped roof and passing final inspections on the flat roof. Mr. Dominko requested an extension.

Ms. Tell found in favor of the City and ordered compliance within 133 days or a fine of \$25 per day would begin to accrue.

**Case: CE09120356**

5691 Northeast 14 Avenue  
5691 LLC

Ordered to reappear from 8/5/10

This case was first heard on 2/4/10 to comply by 4/8/10. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$1,800.

Mary Rich, Code Enforcement Officer, said the owner was awaiting final landscape inspection. She recommended a 42-day extension.

Mr. Stuart Weinstock, owner, requested an extension.

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

**Case: CE09090888**

2158 Northwest 6 Court  
Church Of New Life Christian Fellowship Inc

This case was first heard on 12/3/09 to comply by 12/17/09. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$9,300 fine.



Mr. Arthur Greene, owner, said it was a small church and it could be difficult to coordinate schedules. He explained that his sister had passed away in mid-December and he had been in Georgia.

Ron Tetreault, Fire Inspector, said they had been able to access the property for the annual inspection, but had not been able to access the property since. He provided Mr. Greene with the inspector's phone number so they could arrange for the other inspections. He recommended reducing the fine to \$520.

Ms. Tell reduced the fine to \$520.

**Case: CE09100293**

2197 North Ocean Boulevard  
Bahrami, Zahra

This case was first heard on 11/19/09 to comply by 1/21/10. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$8,750 fine.

Mr. Abe Borujern, owner, said it had taken some time for the plans to be approved and for the individual wiring. He remarked that the inspector had visited several times in order to inspect every room. Mr. Borujern said there was also a financial issue at the property. He requested the fines be waived.

Ron Tetreault, Fire Inspector, recommended imposing \$350 for administrative costs.

Ms. Tell imposed a \$350 fine.

**Case: CE10080056**

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

Certified mail sent to the owner was accepted on 9/15/10.

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 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: CE10080007**

1725 Southwest 5 Place  
Rosa R Estevez Rev Liv Tr  
Estevez, Rosa R Trstee

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

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

THERE IS OVERGROWTH, TRASH, AND DEBRIS SCATTERED ABOUT THE PROPERTY INCLUDING, BUT NOT LIMITED TO, TREE DEBRIS, PIECES OF LUMBER, AN OLD CANOE, AND OTHER MISCELLANEOUS ITEMS.

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

Ms. 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: CE10080878**

1736 Southwest 25 Avenue  
HSBC Bank USA Trstee

Certified mail sent to the owner was accepted on 9/10/10.

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

THE POND IN THE FRONT YARD AT THIS PROPERTY IS FILLED WITH STAGNANT, UNCIRCULATING WATER AND, IN THIS CONDITION, IS A BREEDING GROUND FOR MOSQUITOES.

Officer Hull presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$100 per day.

Ms. 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: CE10081868**

1301 Northeast 15 Street  
Transcapital Bank  
C/O Gold, Stuart Mitchell

Certified mail sent to the owner was accepted on 9/14/10.

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

THE POOL AT THIS OCCUPIED 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: CE10070310**

1032 Northwest 3 Avenue  
Bank Of New York

Certified mail sent to the owner was accepted on 9/16/10.

Barbara Urow, Code Enforcement Officer, testified to the following violations:  
9-278(g)

THERE ARE WINDOWS ON THE BUILDING WHICH DO NOT HAVE ADEQUATE SCREEN PROTECTION AS REQUIRED BY CODE.

9-280(h)(1)

THERE IS A CHAIN LINK FENCE ON THIS PROPERTY THAT HAS FALLEN OVER AND IS IN GENERAL DISREPAIR.

9-306

THE EXTERIOR OF THE BUILDING ON THIS PROPERTY IS DIRTY AND STAINED.

Officer Urow 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, per violation.

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

**Case: CE10071030**

1302 Northwest 9 Avenue  
Charlton, Olivia Y

Service was via posting on the property on 9/16/10 and at City Hall on 9/16/10.

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

THE WOOD FENCE ON THIS PROPERTY HAS LOOSE, MISSING  
SLATS, AND IS IN GENERAL DISREPAIR.

Officer Urow 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: CE10080345**

1501 Laud Villas Drive  
Johnson, Rayfield H/E Johnson, Margaret Collins

Certified mail sent to the owner was accepted on 9/3/10.

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

THERE IS LAWN OVERGROWTH PRESENT ON THIS PROPERTY AND  
THE PROPERTY IS LITTERED WITH TRASH/RUBBISH/DEBRIS.

Officer Viscusi reported the sale date that had been set for 9/2/10 had been cancelled and no new sale date had been set. He 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: CE10080455**

1501 Laud Villas Drive  
Johnson, Rayfield H/E Johnson, Margaret Collins

Certified mail sent to the owner was accepted on 9/3/10.

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

THE POOL IN THE REAR YARD OF THIS PROPERTY IS

FILLED WITH GREEN/STAGNANT WATER. THIS POOL IS UNSANITARY, UNSIGHTLY, AND IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES. IN ITS CURRENT CONDITION, THIS POOL POSES A THREAT TO THE HEALTH, SAFETY, AND WELFARE TO THE COMMUNITY.

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.

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: CE10081651**

711 Northwest 4 Avenue  
Bank Of New York Mellon

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

Alejandro DelRio, Code Enforcement Officer, testified to the following violation:  
9-279(F)

THE ABOVE TRI-PLEX PROPERTY IS OCCUPIED WITHOUT BEING CONNECTED TO THE CITY WATER.

Officer DelRio 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. He informed Ms. Tell that the bank was not responding to him at all. Mr. McKelligett said the bank had taken possession on July 27, 2010.

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: CE10081595**

800 Northeast 16 Street  
Spadaccini, Russell A

Certified mail sent to the owner was accepted on 9/17/10.

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

THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

Officer DelRio 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: CE10081691**

1464 Holly Heights Drive  
Fernandez, Jose A & Sandrini, George

Service was via posting on the property on 9/14/10 and at City Hall on 9/16/10.

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

THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

Officer DelRio 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: CE10081343**

1201 Northeast 6 Avenue  
Sperling, Benjie

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

Alejandro DelRio, Code Enforcement Officer, testified to the following violations:  
9-276(c)(3)

THE PROPERTY IS INFESTED WITH ROACHES.

9-279(i)

THE STOVE AT THE PROPERTY IS IN DISREPAIR INCLUDING, BUT NOT LIMITED TO, THE BURNERS.

9-280(b)

THERE IS A WINDOW IN THE REAR OF THE PROPERTY WHICH IS BROKEN AND IN DISREPAIR NOT ALLOWING IT TO OPEN OR CLOSE.

9-280(f)

THERE IS A MAJOR LEAK UNDER THE KITCHEN SINK; THE BOTTOM OF THE TOILET IS LEAKING; THERE IS WATER COMING FROM UNDER THE BASEBOARDS IN ONE OF THE REAR ROOMS; THE BATHROOM SINK IS NOT SECURED TO THE WALL. ALSO, THERE IS A RAW SEWAGE LEAK IN THE REAR OF THE PROPERTY.

9-280(g)

THERE ARE ELECTRICAL ACCESSORIES IN DISREPAIR

INCLUDING, BUT NOT LIMITED TO, LIGHT FIXTURES  
THAT ARE NOT ABLE TO TURN ON.

Officer DelRio 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, per violation.

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

**Case: CE09081611**

432 Northwest 21 Terrace  
Keaton, Michele

Personal service was made to the owner.

Barry Fein, Building Inspector, testified to the following violation:  
FBC(2007) 105.10.3.1

THERE IS AN EXPIRED PERMIT, #08010891, TO INSTALL  
WOOD FENCE 6X108 WITH 1 GATE.

Officer Fein 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: CE09071672**

624 Northwest 4 Avenue  
Ferguston, Erma & White, Loretta

Service was via posting on the property on 9/13/10 and at City Hall on 9/16/10.

Barry Fein, Building Inspector, testified to the following violation:  
FBC(2007) 105.10.3.1

THERE IS AN EXPIRED PERMIT, #08091133, FOR COMPLETE DEMO OF  
A SINGLE FAMILY RESIDENCE (SFR).  
NEVER OBTAINED A PASS FINAL.

Officer Fein 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: CE09080029**

1437 Northwest 4 Avenue  
Fisher, Larry A Jr

Service was via posting on the property on 9/13/10 and at City Hall on 9/16/10.

Barry Fein, Building Inspector, testified to the following violation:  
FBC(2007) 105.10.3.1

THERE IS AN EXPIRED PERMIT, #08030167, TO REPLACE  
FRONT DOOR.

Officer Fein 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: CE10080811**

2301 Bayview Drive  
U S Bank National Assn Trustee  
C/O BAC Home Loans Servicing LP

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

Adam Feldman, Code Enforcement Officer, testified to the following violation:  
18-11(a)

THE POOL AT THIS LOCATION IS FILLED WITH GREEN,  
STAGNANT WATER.

Officer Feldman said a representative had promised to visit the property and put chemicals in the pool. He 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: CE10071165**

304 Southeast 21 Street  
Dorenkott, John B

Service was via posting on the property on 9/15/10 and at City Hall on 9/16/10.

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

THERE ARE SEVERAL WINDOWS ON THIS RENTAL PROPERTY THAT



ARE DAMAGED AND IN DISREPAIR WITH BOARDS COVERING SOME.

Officer Davis 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: CE10081487**

304 Southeast 21 Street  
Dorenkott, John B

Service was via posting on the property on 9/15/10 and at City Hall on 9/16/10.

Aretha Davis, Code Enforcement Officer, testified to the following violation:

18-12(a)

NUISANCE - THIS MULTI-UNIT RESIDENTIAL PROPERTY THAT IS OCCUPIED BY AT LEAST ONE RESIDENT HAS AN ACCUMULATION OF OVERGROWN GRASS, WEEDS, AND OTHER PLANT LIFE AS WELL AS MISCELLANEOUS RUBBISH, TRASH, AND DEBRIS SCATTERED AROUND THE PROPERTY.

Officer Davis 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: CE10081503**

201 Southeast 8 Avenue  
Rock-French Quarter LLC  
C/O Rock-Miramar

Certified mail sent to the owner was accepted on 9/6/10 and certified mail sent to the registered agent was accepted on 9/14/10.

Dick Eaton, Code Enforcement Officer, testified to the following violation:

18-12(a)

THIS VACANT LOT IS OVERGROWN THROUGHOUT AND NOT BEING MAINTAINED. THERE ARE WEEDS AND GRASS GROWING UP BETWEEN THE FENCE AND OUT ONTO THE PUBLIC SIDEWALK.

Officer Eaton 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: CE10080844**

541 Lido Drive  
J P Morgan Chase Bank Natl Assn  
C/O Albertelli Law

Certified mail sent to the owner was accepted on 9/9/10.

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

THERE ARE TWO POOLS AT THIS PROPERTY THAT HAVE GREEN, STAGNANT WATER CREATING A POTENTIAL BREEDING GROUND FOR MOSQUITOES. THIS VIOLATION ALSO PRESENTS A HEALTH AND SAFETY ISSUE FOR THE NEIGHBORHOOD.

Officer Eaton said the case was the result of a complaint. He said the bank was working on the property and it was almost complied. 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. 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: CE10070776**

808 Northeast 17 Way # 2  
Cloud, Terri L

Violation:  
9-308(a)

THE ROOF AT THIS PROPERTY IS LEAKING CAUSING INTERIOR DAMAGE TO THE CEILING AND WALLS.

The City had a stipulated agreement with the owner to comply within 28 days or a fine of \$50 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

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

**Case: CE10080592**

2601 Acacia Court  
Williams, Carolyn L

Service was via posting on the property on 9/14/10 and at City Hall on 9/16/10.

Dick Eaton, Code Enforcement Officer, testified to the following violation:

18-1.

THERE IS AN ACTIVE BEE HIVE IN THE WALLS OF THE  
DETACHED REAR COTTAGE.

Officer Eaton 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: CE10081666**

215 Northeast 16 Avenue  
Victoria Palms Condo Assn Inc

Certified mail sent to the owner was accepted [no date] and certified mail sent to the registered agent was accepted on 9/14/10.

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

NFPA 1:10.4.4

THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED,  
AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

ASME/ANSI A17.1

ELEVATOR SIGN DIRECTING OCCUPANTS TO USE STAIRS IN CASE OF  
FIRE IS MISSING OR ILLEGIBLE.

MO 13-64

REQUIRED KEYS ARE LOCKED IN THE KNOX BOX.

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: CE10081790**

616 Southeast 19 Street  
JZ Corp

Certified mail sent to the owner was accepted on 9/14/10.

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

Ms. Tell found in favor of the City and ordered compliance within 105 days or a fine of \$250 per day would begin to accrue.

**Case: CE10081653**

700 Southeast 14 Court  
Botell, Mario

Certified mail sent to the owner was accepted on 9/14/10.

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: CE10081785**

713 Southeast 19 Street  
Aqua Lofts Townhomes LLC

Certified mail sent to the owner was accepted [no date] and certified mail sent to the registered agent was accepted on 9/14/10.

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: CE10081783**

1831 S Miami Rd  
Aqua Lofts Townhomes LLC

Certified mail sent to the owner was accepted on 9/29/10 and certified mail sent to the registered agent was accepted on 9/14/10.

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.

MO SEC. 9-313.

ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

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 MO SEC. 9-313. 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 MO SEC. 9-313. within 28 days or a fine of \$150 per day.

**Case: CE10081644**

717 Southeast 16 Street  
Ramadhar LLC

Certified mail sent to the owner was accepted on 9/14/10.

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: CE10081645**

719 Southeast 16 Street  
Ramadhar LLC

Certified mail sent to the owner was accepted on 9/14/10.

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: CE10080293**

727 Southeast 15 Street  
Morris, David P

Service was via posting on the property on 9/9/10 and at City Hall on 9/16/10.

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: CE10081649**

720 Southeast 16 Street  
Area Group Development LLC

Certified mail sent to the registered agent was accepted on 9/14/10.

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.

MO SEC. 9-313.

ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

NFPA 1:13.6.3.10

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

Inspector Tetreault recommended ordering compliance with NFPA 101:31.3.4.5.1 within 28 days or a fine of \$250 per day and with MO SEC. 9-313. and NFPA 1:13.6.3.10 within 28 days or a fine of \$150 per day, per violation.

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 MO SEC. 9-313. and NFPA 1:13.6.3.10 within 28 days or a fine of \$150 per day, per violation.

**Case: CE10081648**

800 Southeast 16 Street  
Area Group Development LLC

Certified mail sent to the registered agent was accepted on 9/14/10.

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.

MO SEC. 9-313.

ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

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 MO SEC. 9-313. 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 MO SEC. 9-313. within 28 days or a fine of \$150 per day.

**Case: CE10081647**

811 Southeast 16 Street  
JHS 811 LLC

Certified mail sent to the owner was accepted on 9/14/10.

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 101:7.9.2.1

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

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 101:7.9.2.1 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 101:7.9.2.1 within 28 days or a fine of \$150 per day.

**Case: CE10081937**

1231 Southeast 1 Street # 2  
Tagliareni, Ivy & Westheimer, Elaine

Certified mail sent to the owner was accepted on 9/14/10.

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 presented photos of the property and the case file into evidence, 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: CE10081938**

1231 Southeast 1 Street # 3  
Cappelen, Arthur

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

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 presented photos of the property and the case file into evidence, 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: CE10081939**

1231 Southeast 1 Street # 4  
Williams, Julia M LE  
Julia M Williams Rev Liv Tr

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



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 presented photos of the property and the case file into evidence, 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: CE10081940**

1231 Southeast 1 Street # 5  
Grant, Perry Littman

Certified mail sent to the owner was accepted on 9/14/10.

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 presented photos of the property and the case file into evidence, 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: CE10081650**

1545 S Miami Rd  
Carpe Diem Tr  
Palamara, Ron Trustee

Certified mail sent to the owner was accepted on 9/14/10.

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 101:7.9.2.1.

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: CE10081709**

1805 Northwest 51 Place  
Zeley Aviation  
C/O Robert Lettman

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

Violation:

NFPA 409:8.2.3

THE PARTITIONS AND CEILINGS SEPARATING AIRCRAFT STORAGE AND SERVICING AREAS FROM OTHER AREAS SUCH AS SHOPS, OFFICES, AND PARTS STORAGE AREAS ARE NOT AT LEAST A 1-HOUR FIRE RESISTANCE RATING WITH OPENINGS PROTECTED BY LISTED FIRE DOORS HAVING A FIRE RESISTANCE RATING OF AT LEAST 45 MINUTES

The City had a stipulated agreement with the owner to comply within 70 days or a fine of \$250 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 70 days or a fine of \$250 per day would begin to accrue.

**Case: CE10081705**

1805 Northwest 51 Place # 2  
Zeley Aviation  
C/O Robert Lettman

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

Violation:

NFPA 409:8.2.3

THE PARTITIONS AND CEILINGS SEPARATING AIRCRAFT STORAGE AND SERVICING AREAS FROM OTHER AREAS SUCH AS SHOPS, OFFICES, AND PARTS STORAGE AREAS ARE NOT AT LEAST A 1-HOUR FIRE RESISTANCE RATING WITH OPENINGS PROTECTED BY LISTED FIRE DOORS HAVING A FIRE RESISTANCE RATING OF AT LEAST 45 MINUTES.

The City had a stipulated agreement with the owner to comply within 70 days or a fine of \$250 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 70 days or a fine of \$250 per day would begin to accrue.

**Case: CE10081710**

1805 Northwest 51 Place # 4  
Zeley Aviation  
C/O Robert Lettman

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

Violation:

NFPA 409:8.2.3

THE PARTITIONS AND CEILINGS SEPARATING AIRCRAFT STORAGE AND SERVICING AREAS FROM OTHER AREAS SUCH AS SHOPS, OFFICES, AND PARTS STORAGE AREAS ARE NOT AT LEAST A 1-HOUR FIRE RESISTANCE RATING WITH OPENINGS PROTECTED BY LISTED FIRE DOORS HAVING A FIRE RESISTANCE RATING OF AT LEAST 45 MINUTES.

The City had a stipulated agreement with the owner to comply within 70 days or a fine of \$250 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 70 days or a fine of \$250 per day would begin to accrue.

**Case: CE10081708**

1805 Northwest 51 Place # 7  
Zeley Aviation  
C/O Robert Lettman

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

Violation:

NFPA 409:8.2.3

THE PARTITIONS AND CEILINGS SEPARATING AIRCRAFT STORAGE AND SERVICING AREAS FROM OTHER AREAS SUCH AS SHOPS, OFFICES, AND PARTS STORAGE AREAS ARE NOT AT LEAST A 1-HOUR FIRE RESISTANCE RATING WITH OPENINGS PROTECTED BY LISTED FIRE DOORS HAVING A FIRE RESISTANCE RATING OF AT LEAST 45 MINUTES.

The City had a stipulated agreement with the owner to comply within 70 days or a fine of \$250 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 70 days or a fine of \$250 per day would begin to accrue.

**Case: CE10081707**

1805 Northwest 51 Place # 8  
Zeley Aviation  
C/O Robert Lettman

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

Violation:

NFPA 409:8.2.3

THE PARTITIONS AND CEILINGS SEPARATING AIRCRAFT STORAGE AND SERVICING AREAS FROM OTHER AREAS SUCH AS SHOPS, OFFICES, AND PARTS STORAGE AREAS ARE NOT AT LEAST A 1-HOUR FIRE RESISTANCE RATING WITH OPENINGS PROTECTED BY LISTED FIRE DOORS HAVING A FIRE RESISTANCE RATING OF AT LEAST 45 MINUTES.

The City had a stipulated agreement with the owner to comply within 70 days or a fine of \$250 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 70 days or a fine of \$250 per day would begin to accrue.

**Case: CE10081781**

1808 S Miami Rd  
San Pietro Realty LLC  
C/O Roberta Dunn Bartley

Certified mail sent to the owner was accepted on 9/14/10 and certified mail sent to the registered agent was accepted on 9/14/10.

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 presented photos of the property and the case file into evidence, 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: CE10081688**

2500 Marina Bay Drive E  
Falls At Marina Bay LP

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

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

NFPA 1:10.11.7

A HIBACHI, GAS-FIRED GRILL, CHARCOAL GRILL, OR OTHER SIMILAR DEVICE(S) USED FOR COOKING, HEATING, OR ANY OTHER PURPOSE, IS(ARE) BEING USED OR KINDLED ON A BALCONY OR UNDER AN OVERHANGING PORTION OR WITHIN 10 FT (3M) OF A STRUCTURE.

Inspector Tetreault presented photos of the property and the case file into evidence, 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: CE10081690**

2515 Marina Bay Drive W  
Falls At Marina Bay LP

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

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

NFPA 1:10.11.7

A HIBACHI, GAS-FIRED GRILL, CHARCOAL GRILL, OR OTHER SIMILAR DEVICE(S) USED FOR COOKING, HEATING, OR ANY OTHER PURPOSE, IS(ARE) BEING USED OR KINDLED ON A BALCONY OR UNDER AN OVERHANGING PORTION OR WITHIN 10 FT (3M) OF A STRUCTURE.

Inspector Tetreault presented photos of the property and the case file into evidence, 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: CE10081692**

2520 Marina Bay Drive E  
Falls At Marina Bay LP

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

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

NFPA 1:10.11.7

A HIBACHI, GAS-FIRED GRILL, CHARCOAL GRILL, OR OTHER SIMILAR DEVICE(S) USED FOR COOKING, HEATING, OR ANY OTHER PURPOSE, IS(ARE) BEING USED OR KINDLED ON A BALCONY OR UNDER AN OVERHANGING PORTION OR WITHIN 10 FT (3M) OF A STRUCTURE.

Inspector Tetreault presented photos of the property and the case file into evidence, 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: CE10040466**

Ordered to reappear from 8/5/10

2675 Southwest 6 Court  
Rodriguez, Manuel & Selva Calvo

This case was first heard on 6/3/10 to comply by 7/1/10. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$13,600 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$13,600 fine, which would continue to accrue until the property complied.

**Case: CE10062329**

1520 Southwest 25 Avenue  
Deutsche Bank National Trust Co

This case was first heard on 8/19/10 to comply by 8/29/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,800 fine, which would continue to accrue until the property complied.

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

**Case: CE10070489**

1412 Northeast 57 Court  
Fruhvirt, Johannes

This case was first heard on 8/19/10 to comply by 8/29/10. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$275 fine.

Ms. Tell imposed the \$275 fine.

**Case: CE09091535**

201 Southwest 11 Avenue  
PHD Development LLC

This case was first heard on 6/17/10 to comply by 8/19/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,800 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$4,800 fine, which would continue to accrue until the property complied.

**Case: CE10041076**

3316 Northeast 17 Court  
Tocci, Peter

This case was first heard on 7/15/10 to comply by 8/19/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property complied.

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

**Case: CE10070271**

2348 Northwest 14 Court  
Properties Acquisition Trust

This case was first heard on 8/19/10 to comply by 9/2/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property complied.

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

**Case: CE09060971**

455 Northeast 16 Avenue  
The Hemingway At Victoria Park  
Condominium Association Inc

This was a requested to vacate the Final Orders dated 8/6/09 and 2/4/10.

Ms. Tell vacated the Final Orders dated 8/6/09 and 2/4/10.

**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:

CE10070692	CE10080014	CE10080453	CE10081871
CE10080692	CE10081180	CE10081182	CE10080797
CE10060227	CE10080659	CE09090827	CE09090460
CE09110168	CE10071509	CE10071507	CE10071508
CE10071510	CE10071511	CE10080554	CE10080545
CE10080556	CE10080986	CE10062617	CE10081637
CE10081530	CE10080265	CE10080268	CE10080277
CE10080278	CE10080283	CE10080341	CE10081702
CE10081799	CE10081935	CE10081667	CE10081689
CE10081693	CE10081694	CE10081791	CE10081703

**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:

CE10081003      CE10081777      CE10081936

**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:

CE10062440	CE10081656	CE10071580	CE10071587
CE10071598	CE10071603	CE10071608	CE09090581
CE10081696	CE10081665	CT10051129	

**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:



CE09111423

CE10050846

CE10071074

CE10070642

**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:

CE10081652

There being no further business, the hearing was adjourned at **11:02 a.m.**

  
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SPECIAL MAGISTRATE

ATTEST:

  
Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services