

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
ROSE-ANN FLYNN PRESIDING
FEBRUARY 3, 2011
9:00 A.M. –9:44 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Sue Manning, Secretary, Special Magistrate
Brian McKelligett, Clerk of Special Magistrate - Supervisor
Cheryl Pingitore, Code Enforcement Supervisor
Frank Arrigoni, Building Inspector
Stephanie Bass, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Alejandro DelRio, Code Enforcement Officer
Dick Eaton, Sr. Code Enforcement Officer
Todd Hull, Code Enforcement Officer
Jorge Maura, Detective
Mary Rich, Code Enforcement Officer
Wanda Sappington, Code Enforcement Officer
Mario Sotolongo, Code Enforcement Officer
Ron Tetreault, Fire Inspector
Barbara Urow, Code Enforcement Officer
Salvatore Viscusi, Code Enforcement Officer
Lori Grossfeld, Clerk III

Respondents and Witnesses

CE10061047: Jeffrey Bor, Vice President; Jean Nevin, President
CE10091090: Cecil Joseph Jebailey, owner
CE10022560: Keli Graybeal, owner
CE10121506: Miguel Schiaffino, owner
CE10121482; CE10121483; CE10121486; CE10121487; CE10121488; CE10121489;
CE10121490; CE10121491; CE10121492; CE10121493; CE10121495; CE10121496;
CE10121499; CE10121501; CE10121503: Elliott Mosias, property manager; James
Sebree, director
CE10120422: Russell Carter, property manager
CE10120906: Jane Gangemi, owner; John Bogan, owner's nephew
CE08020353: Donald Karney, agent
CE10121613: Nancy Alvarez, property manager; Steven Myott, architect; Greg
Westberry, contractor

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

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

The following 15 cases at the same address were heard together:

Case: CE10121482

1510 Southeast 15 Street # 101
ENNIS, FRANK L JR

Service was via posting on the property on 1/12/11 and at City Hall on 1/20/11.

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 303:6.4.1

CLASS I STANDPIPE SYSTEM IS NOT PROVIDED FOR THE PIER, DOCK,
BULKHEAD AND/OR BUILDING THAT IS GREATER THAN 150 FT (45 M)
FROM THE CLOSEST PLACE WHERE THE FIRE APPARATUS CAN GAIN
ACCESS TO.

Complied:

NFPA 101:7.9.2.1
NFPA 101:7.2.1.5.2
F-32 BROWARD CO AMENDMENT

Inspector Tetreault stated they were in the process of complying and recommended ordering compliance within 182 days or a fine of \$250 per day.

James Sebree, director, agreed to comply within 182 days.

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

Case: CE10121483

1510 Southeast 15 Street # 105
MCGEE, PATRICK

Personal service was made to the owner.

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 303:6.4.1

CLASS I STANDPIPE SYSTEM IS NOT PROVIDED FOR THE PIER, DOCK,
BULKHEAD AND/OR BUILDING THAT IS GREATER THAN 150 FT (45 M)
FROM THE CLOSEST PLACE WHERE THE FIRE APPARATUS CAN GAIN
ACCESS TO.

Complied:

NFPA 101:7.9.2.1
NFPA 101:7.2.1.5.2
F-32 BROWARD CO AMENDMENT

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

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

Case: CE10121486

1510 Southeast 15 Street # 106
ZUBAL, MICHAEL

Certified mail sent to the owner was accepted on 1/8/11.

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 303:6.4.1

CLASS I STANDPIPE SYSTEM IS NOT PROVIDED FOR THE PIER, DOCK,
BULKHEAD AND/OR BUILDING THAT IS GREATER THAN 150 FT (45 M)
FROM THE CLOSEST PLACE WHERE THE FIRE APPARATUS CAN GAIN
ACCESS TO.

Complied:

NFPA 101:7.9.2.1
NFPA 101:7.2.1.5.2
F-32 BROWARD CO AMENDMENT

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

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

Case: CE10121487

1510 Southeast 15 Street # 107
CARROLL, NORMA L

Certified mail sent to the owner was accepted on 1/8/11.

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 303:6.4.1

CLASS I STANDPIPE SYSTEM IS NOT PROVIDED FOR THE PIER, DOCK,
BULKHEAD AND/OR BUILDING THAT IS GREATER THAN 150 FT (45 M)
FROM THE CLOSEST PLACE WHERE THE FIRE APPARATUS CAN GAIN
ACCESS TO.

Complied:
NFPA 101:7.9.2.1
NFPA 101:7.2.1.5.2
F-32 BROWARD CO AMENDMENT

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

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

Case: CE10121488

1510 Southeast 15 Street # 108
JACOBY, JACK MORRIS & LINDA CAROL

Service was via posting on the property on 1/12/11 and at City Hall on 1/20/11.

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 303:6.4.1

CLASS I STANDPIPE SYSTEM IS NOT PROVIDED FOR THE PIER, DOCK,
BULKHEAD AND/OR BUILDING THAT IS GREATER THAN 150 FT (45 M)
FROM THE CLOSEST PLACE WHERE THE FIRE APPARATUS CAN GAIN
ACCESS TO.

Complied:
NFPA 101:7.9.2.1
NFPA 101:7.2.1.5.2
F-32 BROWARD CO AMENDMENT

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

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

Case: CE10121489

1510 Southeast 15 Street # 109
SCHILTZ, ARLETTE & SCHILTZ, LUCIEN

Service was via posting on the property on 1/12/11 and at City Hall on 1/20/11.

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 303:6.4.1

CLASS I STANDPIPE SYSTEM IS NOT PROVIDED FOR THE PIER, DOCK,
BULKHEAD AND/OR BUILDING THAT IS GREATER THAN 150 FT (45 M)
FROM THE CLOSEST PLACE WHERE THE FIRE APPARATUS CAN GAIN

ACCESS TO.

Complied:

NFPA 101:7.9.2.1

NFPA 101:7.2.1.5.2

F-32 BROWARD CO AMENDMENT

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

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

Case: CE10121490

1510 Southeast 15 Street # 110

COHEN, SANFORD COHEN, ROSEMARY

Certified mail sent to the owner was accepted on 1/10/11.

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

NFPA 303:6.4.1

CLASS I STANDPIPE SYSTEM IS NOT PROVIDED FOR THE PIER, DOCK,
BULKHEAD AND/OR BUILDING THAT IS GREATER THAN 150 FT (45 M)
FROM THE CLOSEST PLACE WHERE THE FIRE APPARATUS CAN GAIN
ACCESS TO.

Complied:

NFPA 101:7.9.2.1

NFPA 101:7.2.1.5.2

F-32 BROWARD CO AMENDMENT

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

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

Case: CE10121491

1510 Southeast 15 Street # 201

JARMOLOWSKI, MARY A

Certified mail sent to the owner was accepted on 1/8/11.

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

NFPA 303:6.4.1

CLASS I STANDPIPE SYSTEM IS NOT PROVIDED FOR THE PIER, DOCK,
BULKHEAD AND/OR BUILDING THAT IS GREATER THAN 150 FT (45 M)

FROM THE CLOSEST PLACE WHERE THE FIRE APPARATUS CAN GAIN
ACCESS TO.

Complied:

NFPA 101:7.9.2.1

NFPA 101:7.2.1.5.2

F-32 BROWARD CO AMENDMENT

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

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

Case: CE10121492

1510 Southeast 15 Street # 202

CARTER, DAVID J

Certified mail sent to the owner was accepted on 1/8/11.

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

NFPA 303:6.4.1

CLASS I STANDPIPE SYSTEM IS NOT PROVIDED FOR THE PIER, DOCK,
BULKHEAD AND/OR BUILDING THAT IS GREATER THAN 150 FT (45 M)
FROM THE CLOSEST PLACE WHERE THE FIRE APPARATUS CAN GAIN
ACCESS TO.

Complied:

F-32 BROWARD CO AMENDMENT

NFPA 101:7.2.1.5.2

NFPA 101:7.9.2.1

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

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

Case: CE10121493

1510 Southeast 15 Street # 203

CROUCH, ANDREA E

Certified mail sent to the owner was accepted on 1/11/11.

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

NFPA 303:6.4.1

CLASS I STANDPIPE SYSTEM IS NOT PROVIDED FOR THE PIER, DOCK,

BULKHEAD AND/OR BUILDING THAT IS GREATER THAN 150 FT (45 M)
FROM THE CLOSEST PLACE WHERE THE FIRE APPARATUS CAN GAIN
ACCESS TO.

NFPA 101:7.9.2.1
NFPA 101:7.2.1.5.2
F-32 BROWARD CO AMENDMENT

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

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

Case: CE10121495

1510 Southeast 15 Street # 204
115 D LLC

Certified mail sent to the registered agent was accepted on 1/10/11.

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 303:6.4.1

CLASS I STANDPIPE SYSTEM IS NOT PROVIDED FOR THE PIER, DOCK,
BULKHEAD AND/OR BUILDING THAT IS GREATER THAN 150 FT (45 M)
FROM THE CLOSEST PLACE WHERE THE FIRE APPARATUS CAN GAIN
ACCESS TO.

Complied:
NFPA 101:7.9.2.1
NFPA 101:7.2.1.5.2
F-32 BROWARD CO AMENDMENT

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

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

Case: CE10121496

1510 Southeast 15 Street # 205
HATHERLEY, DENIS LE
DENIS HATHERLEY REV TR

Certified mail sent to the owner was accepted on 1/8/11.

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 303:6.4.1

CLASS I STANDPIPE SYSTEM IS NOT PROVIDED FOR THE PIER, DOCK, BULKHEAD AND/OR BUILDING THAT IS GREATER THAN 150 FT (45 M) FROM THE CLOSEST PLACE WHERE THE FIRE APPARATUS CAN GAIN ACCESS TO.

Complied:

NFPA 101:7.9.2.1

NFPA 101:7.2.1.5.2

F-32 BROWARD CO AMENDMENT

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

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

Case: CE10121499

1510 Southeast 15 Street # 206

MUELLER, JASON A

Certified mail sent to the owner was accepted on 1/8/11.

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

NFPA 303:6.4.1

CLASS I STANDPIPE SYSTEM IS NOT PROVIDED FOR THE PIER, DOCK, BULKHEAD AND/OR BUILDING THAT IS GREATER THAN 150 FT (45 M) FROM THE CLOSEST PLACE WHERE THE FIRE APPARATUS CAN GAIN ACCESS TO.

Complied:

NFPA 101:7.9.2.1

NFPA 101:7.2.1.5.2

F-32 BROWARD CO AMENDMENT

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

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

Case: CE10121501

1510 Southeast 15 Street # 207

SCHREIBER, FRED

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

NFPA 303:6.4.1

CLASS I STANDPIPE SYSTEM IS NOT PROVIDED FOR THE PIER, DOCK,

BULKHEAD AND/OR BUILDING THAT IS GREATER THAN 150 FT (45 M)
FROM THE CLOSEST PLACE WHERE THE FIRE APPARATUS CAN GAIN
ACCESS TO.

Complied:
NFPA 101:7.9.2.1
NFPA 101:7.2.1.5.2
F-32 BROWARD CO AMENDMENT

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

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

Case: CE10121503

1510 Southeast 15 Street # 208
DESALVO, CATHY

Certified mail sent to the owner was accepted on 1/14/11.

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 303:6.4.1

CLASS I STANDPIPE SYSTEM IS NOT PROVIDED FOR THE PIER, DOCK,
BULKHEAD AND/OR BUILDING THAT IS GREATER THAN 150 FT (45 M)
FROM THE CLOSEST PLACE WHERE THE FIRE APPARATUS CAN GAIN
ACCESS TO.

Complied:
NFPA 101:7.9.2.1
NFPA 101:7.2.1.5.2
F-32 BROWARD CO AMENDMENT

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

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

Case: CE08020353

5550 Northwest 31 Avenue
MORGANEL COMPANY
C/O BROWARD PROPERTY INC

Request for extension

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 the fines would begin to accrue on 2/18/11 and would continue to accrue until the property was complied.

Mary Rich, Code Enforcement Officer, recommended a 182-day extension.

Mr. Donald Karney, agent, agreed to the extension.

Ms. Flynn granted a 182-day extension during which time no fines would accrue.

Case: CE10121506

1500 Northeast 4 Avenue
DECADES OF DESIGN GROUP INC

Certified mail sent to the owner was accepted on 1/11/11 and certified mail sent to the registered agent was accepted on 1/11/11.

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 1:4.4.5

THERE IS AN UNPROTECTED VERTICAL OPENING.

Inspector Tetreault stated the owner had hired an architect and was working on the problem. He recommended ordering compliance within 182 days or a fine of \$250 per day.

Mr. Miguel Schiaffino, owner, agreed to comply within 182 days.

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

Case: CE10121613

6600 Northwest 12 Avenue
CABOT III-FLW04&W05
C/O COMMERCIAL FLORIDA MANAGEMENT LLC
ATTN: ROBERT HORTON

Certified mail sent to the owner was accepted on 1/18/11.

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 1:1.12.1

WORK REQUIRES A PERMIT.

Inspector Tetreault stated the permit application had been submitted. He recommended ordering compliance within 63 days or a fine of \$150 per day.

Mr. Steven Myott, architect, stated they would need more than 63 days.

Mr. Greg Westberry, contractor, said they anticipated the permit process would take 30 to 60 days. Inspector Tetreault recommended 119 days to allow for inspections.

Ms. Nancy Alvarez, property manager, agreed to comply within 119 days

Ms. Flynn found in favor of the City and ordered compliance within 119 days or a fine of \$150 per day would begin to accrue.

Case: CE10120422

2251 Southwest 27 LANE
BRIGHT, RICKEY DEAN

Certified mail sent to the owner was accepted on 1/13/11.

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

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

Officer DelRio stated the pool was a nuisance to the community. 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.

Mr. Russell Carter, property manager, stated they had added chlorine and covered the pool. He said plans had been submitted for a permit to renovate the property and he anticipated getting the permit within two weeks. Mr. McKelligett stated if the pool were covered, it would comply, so Officer DelRio must reinspect.

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

Case: CE10022560

1012 Southwest 15 Terrace
GRAYBEAL, KELI

Certified mail sent to the owner was accepted on 1/13/11.

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:
04022260 WINDOWS

04030155 ELECTRICAL SERVICE

Inspector Arrigoni recommended ordering compliance within 28 days or a fine of \$25 per day.

Ms. Keli Graybeal, owner, said this work had been done by a prior owner. She stated the property was also in foreclosure.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day would begin to accrue.

Case: CE10061047

600 Tennis Club Drive
THE TENNIS CLUB

Ordered to reappear from 12/16/10

This case was first heard on 8/5/10 to comply by 11/4/10. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$10,250 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE10091090

616 Northwest 4 Avenue
616 NORTHWEST 4TH AVENUE TR
JEAILEY, CECIL J TRSTEE

This case was first heard on 11/18/10 to comply by 12/23/10. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,250 and the City was requesting no fine be imposed.

Andre Cross, Code Enforcement Officer, said the new owner had purchased the property with the violations and remediated them.

Ms. Flynn imposed no fine.

Case: CE10120906

3151 Northwest 66 Street
GANGEMI, JANE C

Certified mail sent to the owner was accepted on 1/12/11.

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 said the owner's nephew had informed her the property was complied but she must reinspect. She 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.

Mr. John Bogan, the owner's nephew, said he did not understand why the property had not been cited "until like two weeks after I couldn't walk down the side of the house..." Mr. McKelligett advised Mr. Bogan to speak with a supervisor.

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

Case: CE10111818

409 Northeast 3 Street
THE WAVES LLC

Service was via posting on the property on 1/18/11 and at City Hall on 1/20/11.

Dick Eaton, Code Enforcement Officer, testified to the following violation:
47-19.5.E.7.

THERE IS A CHAIN LINK FENCE ON THIS LOT THAT IS IN
DISREPAIR, FALLING OVER IN PLACES, AND MISSING POSTS.

Officer Eaton stated the case was the result of a neighborhood complaint. 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. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day would begin to accrue.

Case: CE10120169

1130 Northwest 7 Avenue
WELLS FARGO BANK NA

Certified mail sent to the owner was accepted on 1/18/11.

Barbara Urow, Code Enforcement Officer, testified to the following violation:
18-1.

THERE IS AN ACTIVE BEE HIVE IN THE BACKYARD OF
THIS PROPERTY. BEE HIVES ENDANGER THE PUBLIC
HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.
THEY ARE NOT PERMITTED ON THE PROPERTY.

Officer Urow presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$50 per day.

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

Case: CE10090252

1600 Northwest 2 Avenue
COUNTRYWIDE HOME LOANS INC
C/O FERRELL, ELIZABETH M

Certified mail sent to the owner was accepted on 1/18/11.

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

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

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

Case: CE10021898

1211 Northeast 3 Street
BREWER, CHARLES

Certified mail sent to the owner was accepted on 1/13/11.

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

THE FOLLOWING PERMITS WERE ISSUED FOR THE
CONSTRUCTION OF A POOL. THE PERMITS HAVE EXPIRED
W/O PASSING ALL REQUIRED INSPECTIONS.
05052553 BUILDING
05052559 ELECTRICAL
05052556 PLUMBING

Inspector Arrigoni recommended ordering compliance within 28 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day would begin to accrue.

Case: CE09111639

1436 Northwest 7 Avenue
HOMESALES INC

Service was via posting on the property on 1/12/11 and at City Hall on 1/20/11.

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:

06120790 BUILDING
06120791 ELECTRICAL
06120792 MECHANICAL
06120793 PLUMBING
06120794 SHUTTERS
06121123 ROOF

Inspector Arrigoni recommended ordering compliance within 28 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day would begin to accrue.

Case: CE09060516

2390 Southwest 28 Terrace
FEDOR, M PAUL & MARIA

Service was via posting on the property on 1/12/11 and at City Hall on 1/20/11.

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

PERMIT 08041176 WAS ISSUED FOR INTERIOR DEMOLISHING.
THE PERMIT HAS EXPIRED W/O PASSING INSPECTION.

Withdrawn:
FBC 105.1

Inspector Arrigoni recommended ordering compliance within 28 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day would begin to accrue.

Case: CE09111158

2830 Northwest 24 Street
DAWKINS, CLIFTON

Service was via posting on the property on 1/12/11 and at City Hall on 1/20/11.

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:
07030547 ADDITION
07060437 SHUTTERS
07030549 ELECTRIC
07052119 MECHANICAL

Inspector Arrigoni recommended ordering compliance within 28 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day would begin to accrue.

Case: CE10121611

620 Northwest 14 Avenue
FEDERAL HOME LOAN MORTGAGE CORP

Certified mail sent to the owner was accepted on 1/18/11.

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

Case: CE10121617

1137 Southeast 6 Terrace
SEL PROPERTIES LLC

Service was via posting on the property on 1/14/11 and at City Hall on 1/20/11.

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 211:10.7.3.3

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

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

The following 8 cases at the same address were heard together:

Case: CE10121382
1531 Southeast 15 Street # 1
RAMOS, ROGELIO

Service was via posting on the property on 1/14/11 and at City Hall on 1/20/11.

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.

Complied:
NFPA 101:7.9.2.1
NFPA 1:1.7.6.2

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

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

Case: CE10121383
1531 Southeast 15 Street # 2
CASE, WILLIAM J

Service was via posting on the property on 1/14/11 and at City Hall on 1/20/11.

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.

Complied:

NFPA 101:7.9.2.1

NFPA 1:1.7.6.2

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

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

Case: CE10121384

1531 Southeast 15 Street # 3

JOHNSON, HILDA LOUISE

Certified mail sent to the owner was accepted on 1/8/11.

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.

Complied:

NFPA 101:7.9.2.1

NFPA 1:1.7.6.2

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

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

Case: CE10121385

1531 Southeast 15 Street # 4

POPA, GABRIEL M & POPA, MARGARET

Certified mail sent to the owner was accepted on 1/14/11.

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.

Complied:

NFPA 101:7.9.2.1

NFPA 1:1.7.6.2

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

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

Case: CE10121386

1531 Southeast 15 Street # 5

ALTMAN, DAVID M

Certified mail sent to the owner was accepted on 1/8/11.

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.

Complied:

NFPA 101:7.9.2.1

NFPA 1:1.7.6.2

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

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

Case: CE10121388

1531 Southeast 15 Street # 6
CETRON, ROBERT B

Service was via posting on the property on 1/14/11 and at City Hall on 1/20/11.

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.

Complied:

NFPA 101:7.9.2.1

NFPA 1:1.7.6.2

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

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

Case: CE10121389

1531 Southeast 15 Street # 7
REGAN, MICHAEL
C/O SALOME ZIKAKIS ESQ

Certified mail sent to the owner was accepted on 1/10/11.

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.

Complied:

NFPA 1:1.7.6.2

NFPA 101:7.9.2.1

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

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

Case: CE10121390

1531 Southeast 15 Street # 8
CIPOLLA, CHARLES J & KIMMARIE

Personal service was made to the owner.

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.

Complied:

NFPA 101:7.9.2.1

NFPA 1:1.7.6.2

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

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

Case: CE10121618

2637 Whale Harbor Ln
LAUDERDALE ISLES YACHT & TENNIS
LAUDERDALE ISLES YACHT CLUB

Service was via posting on the property on 1/12/11 and at City Hall on 1/20/11.

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

NFPA 1:1.7.6.1

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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

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

Case: CE10121376

2701 Northeast 49 Street
BURKETT, JOHN M

Service was via posting on the property on 1/11/11 and at City Hall on 1/20/11.

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

NFPA 101:31.3.4.5.1

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

Complied:

NFPA 1:13.6.6.8.3.1

NFPA 101:7.2.1.5.2

Inspector Tetreault recommended ordering compliance within 63 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day would begin to accrue.

Case: CE10121505

5420 Northeast 22 Terrace
LONGVIEW HOUSE LLC

Certified mail sent to the owner was accepted on 1/11/11 and certified mail sent to the registered agent was accepted on 1/11/11.

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

Case: CE10110057

1041 Southwest 22 Avenue
US BANK NATIONAL ASSN TRSTEE
C/O CITI RESIDENTIAL LENDING INC

This case was first heard on 12/16/10 to comply by 12/26/10. Violations were as noted in the agenda. The property was complied, fines had accrued to \$3,500 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$3,500 fine.

Case: CT09100502
2640 Northwest 21 Street
FERNANDEZ, CAMILA

This was a request to vacate the Final Order dated 2/4/10.

Ms. Flynn vacated the final Order dated 2/4/10.

Case: CE10062443
505 Breakers Avenue
UNION HOLDINGS LLC

This case was first heard on 11/4/10 to comply by 12/16/10. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,650 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,650 fine.

Case: CE10101673
2111 Northwest 28 Terrace
FERTIL, BERLANDE
FERTIL, RIBERT & JOSEPH, TERESE I

This case was first heard on 12/16/10 to comply by 12/30/10. 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. Flynn imposed the \$850 fine, which would continue to accrue until the property complied.

Case: CE10090002
2020 S Miami Rd
MIAMI ROAD PARTNERS LLC

This case was first heard on 12/2/10 to comply by 12/30/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,550 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$2,550 fine, which would continue to accrue until the property complied.

Case: CE10100990

1605 Northwest 7 Street
DOMINGUEZ, JULIETA GONZALEZ

This case was first heard on 12/2/10 to comply by 12/30/10. 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. Flynn imposed the \$1,750 fine, which would continue to accrue until the property complied.

Case: CE10080491

608 Southwest 5 Avenue
STUART, IRENE EST
C/O STUART, ROBERT JOHN

This case was first heard on 10/21/10 to comply by 11/11/10 and 12/9/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$5,450 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$5,450 fine, which would continue to accrue until the property complied.

Case: CE09050105

517 Northeast 2 Avenue
AMERA FLAGLER 46 LTD

This was a request to vacate the Final Orders dated 6/4/09 and 9/3/09.

Ms. Flynn vacated the Final Orders dated 6/4/09 and 9/3/09.

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:

CE10120424	CE10110608	CE10111855	CE10120880
CE10120653	CE10121562	CE09050035	CE10121616
CE10121391	CE10121392	CE10121393	CE10121394
CE10121396	CE10121397	CE10121398	CE10121615

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:

CE10121504

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:


CE10090731

There being no further business, the hearing was adjourned at **9:44 AM**.



Special Magistrate

ATTEST:



Clerk, Special Magistrate