

**Special Magistrate WaterWorks 2011 Hearing  
City Commission Meeting Room  
Judge Floyd Hull, Presiding  
April 27, 2009  
10:00 A.M. – 10:50 A.M.**

**Staff Present:**

Erin Peck, Secretary, WaterWorks 2011 Special Magistrate  
Brian McKelligett, Clerk of Special Magistrate Supervisor  
Sue Holmes, Secretary, WaterWorks Special Magistrate  
Heather Steyn, WaterWorks 2011 Public Involvement Coordinator  
Lissette Tarsia, WaterWorks 2011 Project Coordinator

**Respondents and Witnesses:**

CE08071507: Luis Mendez, owner  
CE09020965: Billy Nobles, owner  
CE09020966: Peter Aiello, owner  
CE08101724: Curtis LeBlanc, attorney  
CE09021002: Althia Thompson, owner  
CE09020973: Ian Pullen, owner  
CE09020978: Wanda Drozdovitch Le Morin, owner  
Ce08101809: Michael Rizzo, owner  
CE09021003: Sheldon Irvin, owner  
CE08101857: Najeeb Iqbal, owner  
CE09020985: Scottie Gallagher, owner  
CE08101886: Ronnie Roberson, owner  
CE09020990: Joseph Whitcomb, tenant  
CE09020993: Christine Erwin, owner  
CE08071458: Brian Connett, owner

NOTE: All individuals who presented information to the Special Magistrate during these proceedings affirmed they would speak only the truth.

The meeting was called to order at 10:00 A.M.

**Case: CE09020993**

Todd & Christine Erwin  
2010 Southwest 23 Terrace

Certified mail sent to the owner was accepted on 4/2/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn reported the connection fee had not been paid and the permit had not been issued.

Ms. Christine Erwin, owner, explained that she and her husband had recently saved the house from foreclosure. She requested a 90-day extension.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day.

**Case: CE09021002**

Althia Thompson  
1573 Northwest 15 Terrace

Service was via posting on the property on 4/13/09 and at City Hall on 4/16/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn reported the connection fee had not been paid and the permit had not been issued.

Ms. Althia Thompson, owner, explained she had recently inherited the property and the tenant had not informed her about the notices. She requested time to have the work done.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day.

**Case: CE08071458**

Brian & Charlene A Connett  
2630 Southwest 13 Street

This case was first heard on 9/22/08 to comply by 12/21/08. Extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$260 fine [reduced from \$3,500].

Mr. Brian Connett, owner, said he had done everything the City had asked him to. He noted that the holidays had delayed the work and he had called three times to schedule an inspection.

Judge Hull imposed the \$260 fine.

**Case: CE08101724**

Gisele Eugene  
1524 Northwest 18 Court

This case was first heard on 1/26/09 to comply by 2/25/09. The property was not complied and the City was requesting imposition of a \$6,000 fine, which would continue to accrue until the property complied.

Mr. Curtis LeBlanc, attorney, requested a 90-day continuance because the owner was obtaining estimates now. He explained the bank was threatening foreclosure and the owner was renegotiating the loan.

Inspector Steyn stated she did not object to the request for a 90-day extension.

Judge Hull granted a 90-day extension during which time no fines would accrue.

**Case: CE09020985**

Scott A & Catherine H Gallagher  
1821 Southwest 23 Terrace

Service was via posting on the property on 4/14/09 and at City Hall on 4/16/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn reported the connection fee had not been paid and the permit had not been issued, but she explained that the owners were in the grant process and recommended a 90-day extension.

Mr. Scottie Gallagher, owner, explained that the property was in foreclosure and he was renegotiating the loan. He informed Judge Hull that his business was failing.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day.

**Case: CE09020973**

Ian V Pullen  
1600 Southwest 20 Avenue

Service was via posting on the property on 4/14/09 and at City Hall on 4/16/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn reported the connection fee had been paid but the permit had not been issued. She explained the owner was in the grant process and recommended ordering compliance within 90 days or a fine of \$100 per day.

Mr. Ian Pullen, owner, requested 90 days. He explained he had six surgeries in the past year and had just gotten the house out of foreclosure.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day.

**Case: CE09020990**

Jeanette L Hunt Estate  
1921 Southwest 23 Terrace

Certified mail sent to the owner was accepted on 4/2/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn reported the connection fee had been paid and the permit had been issued but no inspections had been scheduled.

Mr. Joseph Whitcomb, tenant, stated he was having financial problems, and requested 90 days.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day.

**Case: CE08101809**

Frank, Nola & Michael Rizzo And  
Ely Banaim  
1701 Northwest 16 Court

This case was first heard on 1/26/09 to comply by 2/25/09. The property was not complied and the City was requesting imposition of a \$6,000 fine, which would continue to accrue until the property complied.

Mr. Michael Rizzo, owner, said they had paid for the hook-up and the permit should be finalized this week. He explained the other two owners had declared bankruptcy last year. Mr. Rizzo said he had called the City to request an extension and had been told to wait and request the extension at this meeting. Mr. Rizzo had not received notice of the January hearing and Mr. McKelligett stated it had been mailed to the property address.

Judge Hull granted a 15-day extension.

**Case: CE09020965**

Billy Nobles & Cheryl Vidal  
1445 Southwest 20 Avenue

Certified mail sent to the registered agent was accepted on 4/4/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn reported the connection fee had not been paid and the permit had not been issued.

Mr. Billy Nobles, owner, requested 90 days to have the work done.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day.

**Case: CE09020966**

Peter John Aiello  
1458 Southwest 19 Avenue

Service was via posting on the property on 4/14/09 and at City Hall on 4/16/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn reported the connection fee had not been paid and the permit had not been issued.

Mr. Peter Aiello, owner, explained the house was in foreclosure and he had been involved in an expensive custody dispute for two years. He requested 90 days.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day.

**Case: CE09021003**

Sheldon Irvin  
1705 Northwest 16 Street

Service was via posting on the property 4/16/09 and at City Hall on 4/16/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn reported the connection fee had been paid and the permit had been issued but the property had failed final inspection.

Mr. Sheldon Irvin, owner, said he just needed to fill in the septic tank, but his wife had filed a restraining order against him preventing him from entering the property for six months.

He said he could not afford to hire someone to do the work. Inspector Steyn recommended ordering compliance within 60 days.

Judge Hull found in favor of the City and ordered compliance within 60 days or a fine of \$100 per day.

**Case: CE09020978**

Wanda Drozdovitch Le Morin  
1650 Southwest 23 Terrace

Service was via posting on the property on 4/14/09 and at City Hall on 4/16/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn reported the connection fee had not been paid and the permit had not been issued and recommended ordering compliance within 90 days or a fine of \$100 per day.

Ms. Wanda Drozdovitch, owner, said she was applying for the grant and her appointment was in June.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day.

**Case: CE08101886**

Ronnie E Roberson  
1838 Lauderdale Manors Drive

This case was first heard on 1/26/09 to comply by 2/25/09. The property was complied and the City was and the City was recommending no fine be imposed [reduced from \$700].

Judge Hull imposed no fine.

**Case: CE08071507**

Luis Carlos Mendez  
1318 Southwest 26 Avenue

This case was first heard on 9/22/08 to comply by 11/21/08. Extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$260 fine [reduced from \$6,500].

Mr. Luis Mendez, owner, reported he had completed work two months ago and he did not know why there was a fine.

Judge Hull imposed the \$260 fine.

**Case: CE08101857**

First Franklin Financial Corp  
1772 Lauderdale Manors Drive

Certified mail sent to the registered agent was accepted on 4/3/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn reported the connection fee had been paid, the permit had been issued but there had been no inspections.

Mr. Najeeb Iqbal, owner, stated he purchased the house eight days ago. He requested 90 days to have the work done.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day.

**Case: CE09020969**

John J Malec  
1533 Southwest 20 Avenue

Service was via posting on the property on 4/14/09 and at City Hall on 4/16/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn reported the connection fee had been paid and the permit had been issued and recommended ordering compliance within 30 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day.

**Case: CE09020970**

John Francis Haehnel  
1537 Southwest 20 Avenue

Certified mail sent to the owner's representative was accepted on 4/2/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn recommended ordering compliance within 30 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day.

**Case: CE09020971**

HSBC Bank USA Trustee  
1541 Southwest 20 Avenue

Certified mail sent to the owner's representative was accepted on 4/4/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn recommended ordering compliance within 30 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day.

**Case: CE09020972**

Kimberly Y Dawson  
1549 Southwest 20 Avenue

Certified mail sent to the owner was accepted on 4/3/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn recommended ordering compliance within 30 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day.

**Case: CE09020974**

Gary Lee & Matthew Moss and  
A S Ruddy  
1600 Southwest 23 Avenue

Service was via posting on the property on 4/14/09 and at City Hall on 4/16/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn recommended ordering compliance within 90 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day.

**Case: CE09020976**

James Clark  
1630 Southwest 23 Avenue

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

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn recommended ordering compliance within 90 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day.

**Case: CE09020977**

Patrick G Appolson  
1641 Southwest 23 Avenue

Service was via posting on the property on 4/14/09 and at City Hall on 4/16/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn recommended ordering compliance within 30 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day.

**Case: CE09020980**

Gary Ream  
1720 Southwest 23 Avenue

Certified mail sent to the owner was accepted on 4/3/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn recommended ordering compliance within 30 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day.

**Case: CE09020983**

John McKenney  
1800 Southwest 23 Terrace

Certified mail sent to the owner was accepted on 4/6/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn recommended ordering compliance within 30 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day.

**Case: CE09020989**

Jane M Holder Estate  
1911 Southwest 23 Avenue

Service was via posting on the property on 4/14/09 and at City Hall on 4/16/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn recommended ordering compliance within 30 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day.

**Case: CE09020991**

Donald W Thomas III & Stacey M Thomas  
1930 Southwest 23 Avenue

Service was via posting on the property on 4/14/09 and at City Hall on 4/16/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn recommended ordering compliance within 30 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day.

Later in the hearing, Inspector Steyn requested the previous order be withdrawn and the case reheard.

Inspector Steyn recommended ordering compliance within 60 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 60 days or a fine of \$100 per day.

**Case: CE09021000**

Mauricio Angulo  
2321 Southwest 16 Court

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

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn recommended ordering compliance within 30 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day.

**Case: CE09021001**

Deutsche Bank National Trust Co  
720 Northwest 4 Avenue

Certified mail sent to the registered agent was accepted on 4/3/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn recommended ordering compliance within 90 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 90 days or a fine of \$100 per day.

**Case: CE09021005**

Floridian Coastal Properties LLC  
1741 Northwest 18 Street

Certified mail sent to the registered agent was accepted on 4/10/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector recommended ordering compliance within 30 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day.

**Case: CE09021006**

Terrace Y L Collinsworth & Sandra Marcell  
1281 Southwest 25 Avenue

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

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn recommended ordering compliance within 30 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day.

**Case: CE09021007**

CVM 1 REO LLC  
C/O CVM Partners 1  
717 Southwest 2 Court # 1/2

Certified mail sent to the registered agent was accepted on 4/6/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn recommended ordering compliance within 30 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day.

**Case: CE09021008**

CVM 1 REO LLC  
C/O CVM Partners 1  
715 Southwest 2 Court

Certified mail sent to the registered agent was accepted on 4/6/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn recommended ordering compliance within 30 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day.

**Case: CE09021009**

CVM 1 REO LLC  
C/O CVM Partners 1  
721 Southwest 2 Court

Certified mail sent to the registered agent was accepted on 4/6/09.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Inspector Steyn recommended ordering compliance within 30 days or a fine of \$100 per day.

Judge Hull found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day.

**Case: CE08041025**

Anh-Thu-Ma & Andrew J Hillier  
723 West Las Olas Boulevard

This case was first heard on 7/28/08 to comply by 8/27/08. Extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$260 fine [reduced from \$6,400].

Judge Hull imposed the \$260 fine.

**Case: CE08100946**

Deutsche Bank National Trust Co Trustee  
C/O Argent Securities Inc

1309 Southwest 22 Terrace

This case was first heard on 1/26/09 to comply by 2/25/09. The property was not complied and the City was requesting imposition of a \$6,000 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$6,000 fine, which would continue to accrue until the property complied.

**Case: CE08100951**

Eva Barnes  
1332 Southwest 22 Terrace

This case was first heard on 1/26/09 to comply by 2/25/09. The property was not complied and the City was requesting imposition of a \$6,000 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$6,000 fine, which would continue to accrue until the property complied.

**Case: CE08100953**

Estrella Rodriguez  
1339 Southwest 22 Avenue

This case was first heard on 1/26/09 to comply by 2/25/09. The property was not complied and the City was requesting imposition of a \$6,000 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$6,000 fine, which would continue to accrue until the property complied.

**Case: CE08100976**

Howard Rifas  
1821 Southwest 22 Avenue

This case was first heard on 1/26/09 to comply by 2/25/09. The property was not complied and the City was requesting imposition of a \$6,000 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$6,000 fine, which would continue to accrue until the property complied.

**Case: CE08100986**

Rufus Joseph  
2201 Southwest 14 Street

This case was first heard on 1/26/09 to comply by 2/25/09. The property was not complied and the City was requesting imposition of a \$6,000 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$6,000 fine, which would continue to accrue until the property complied.

**Case: CE08101004**

Vantrice Randolph & Tonya J Green  
2281 Southwest 14 Court

This case was first heard on 1/26/09 to comply by 2/25/09. The property was not complied and the City was requesting imposition of a \$6,000 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$6,000 fine, which would continue to accrue until the property complied.

**Case: CE08101064**

Michael & Johanne Gaster  
1518 Southwest 24 Street

This case was first heard on 1/26/09 to comply by 2/25/09. The property was not complied and the City was requesting imposition of a \$6,000 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$6,000 fine, which would continue to accrue until the property complied.

**Case: CE08101070**

Daniel Burdak  
1546 Southwest 24 Street

This case was first heard on 9/22/08 to comply by 12/21/08. Extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$260 fine [reduced from \$3,200].

Judge Hull imposed the \$260 fine.

**Case: CE08101071**

Barbara Anne Halls  
1581 Southwest 23 Court

This case was first heard on 1/26/09 to comply by 2/25/09. The property was not complied and the City was requesting imposition of a \$6,000 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$6,000 fine, which would continue to accrue until the property complied.

**Case: CE08101711**

Carol & David Williams  
1506 Northwest 13 Court

This case was first heard on 1/26/09 to comply by 2/25/09. The property was not complied and the City was requesting imposition of a \$6,000 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$6,000 fine, which would continue to accrue until the property complied.

**Case: CE08101750**

Norma Victores  
1579 Northwest 15 Terrace

This case was first heard on 1/26/09 to comply by 2/25/09. The property was not complied and the City was requesting imposition of a \$6,000 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$6,000 fine, which would continue to accrue until the property complied.

**Case: CE08101808**

D W & Rosa L Johnson  
1700 Northwest 15 Terrace

This case was first heard on 1/26/09 to comply by 2/25/09. The property was not complied and the City was requesting imposition of a \$6,000 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$6,000 fine, which would continue to accrue until the property complied.

**Case: CE08101860**

Christopher & Kember Solomon  
1781 Lauderdale Manors Drive

This case was first heard on 1/26/09 to comply by 2/25/09. The property was complied and the City was requesting imposition of a \$260 fine [reduced from \$1,800].

Judge Hull imposed the \$260 fine.

**Case: CE08101873**

Sean Cornelius Parker  
1809 Northwest 16 Avenue

This case was first heard on 1/26/09 to comply by 2/25/09. The property was complied and the City was requesting imposition of a \$260 fine [reduced from \$1,800].

Judge Hull imposed the \$260 fine.

**Case: CE08101900**

Request for extension

Betty Moment & Valerie Freeman  
1909 Northwest 16 Street

This case was first heard on 1/26/09 to comply by 2/25/09. The property was not complied

Inspector Steyn explained the owner was in the grant program, and requested a 90-day extension.

Judge Hull granted a 90-day extension.

**Case: CE08040906**

1115 Southwest 4 Street LLC  
1115 Southwest 4 Street

This was a request to vacate the order dated 3/23/09 and re-hear the case.

Judge Hull vacated the 3/23/09 order.

Inspector Steyn recommended granting a 180-day extension.

Judge Hull granted a 180-day extension.

**Cases Complied**

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

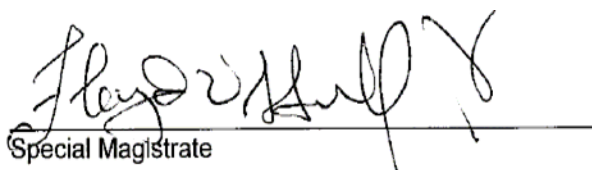
CE09020967	CE09020968	CE09020981	CE09020982
CE09020986	CE09020988	CE09020995	CE09020996
CE09020998			

**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:

CE08101710            CE08101811            CE08101108

There being no further business, the hearing was adjourned at **10:50** a.m.

  
Special Magistrate

ATTEST:

  
Clerk, Special Magistrate

Minutes prepared by J. Opperlee, Prototype Services