

**Special Magistrate WaterWorks 2011 Hearing
City Commission Meeting Room
Judge Floyd V. Hull, Presiding
March 22, 2010
10:00 A.M. – 11:00 A.M.**

Staff Present:

Brian McKelligett, Clerk of the Special Magistrate, Supervisor
Lori Grossfeld, Clerk III
Mary Allman, Secretary, WaterWorks Special Magistrate
Sue Manning, Secretary, WaterWorks Special Magistrate
Heather Steyn, WaterWorks 2011 Public Involvement Coordinator

Respondents and Witnesses:

CE10010821; CE10010822; CE10010823: Debra Conway, owner
CE10010827: Lucy Richards, owner
CE10011056: Jose Reyes, owner
CE10011061: Victor Rosario, owner
CE09070835: Francesca San Roman, bank attorney
CE10011503: Marc Oram, owner's representative
CE09040819: Maite Echeandia, owner
CE09041110: Marietta Lagree, owner
CE09071106: Christopher Vonzech, owner
CE09071109: Huberlan Feliciano, owner
CE09071873: Mara Alyson, bank attorney
CE10010733: Elizabeth Manette, property manager
CE08101871: Mattie Sutton, owner's daughter
CE09062516: Todd Graham, 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: CE08101871

Mary L Daniels, 1/2 Interest
Ella M Young
1805 Northwest 16 Avenue

This case was first heard on 2/23/09 to comply by 4/24/09. Violations were as noted in the agenda. The property was complied, fines had accrued to \$29,900 and the City was requesting imposition of a \$2,060 fine.

Ms. Mattie Sutton, the owner's daughter, said her mother and sister, the owners, had died in 2005 and 2006 and it had been difficult to maintain this property. She had needed to cash in a life insurance policy to pay the taxes and have the work done. Ms.

Sutton explained that the estate had not been through probate yet because she had been unable to afford an attorney.

Mr. McKelligett stated it would be inadvisable to impose a lien on a property that was still in the name of two persons who were deceased. He recommended imposing a \$520 fine for administrative costs.

Judge Hull imposed a \$520 fine.

Judge Hull reminded Ms. Sutton that she would not be able to sell the property until the will went through probate.

Case: CE10011056

Maria J & Jose M Ramirez
112 Southwest 22 Terrace

Certified mail sent to the owner was accepted on 3/2/10.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied.

Mr. Jose Reyes, owner, explained that he had been laid off in May 2008 and been out of the country for a family emergency and unable to collect unemployment. He said he was now trying to get a mortgage modification with the bank.

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

Case: CE10010827

Lucy M Richards
105 Southwest 18 Avenue

Service was via the appearance of the owner at this hearing.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied.

Ms. Lucy Richards, owner, said she was currently not working. She stated this was a rental property with eight units. Three were empty and she was evicting two for non-payment. She requested an extension until the end of September.

Judge Hull found in favor of the City and ordered compliance within 90 days, by 6/20/10, or a fine of \$100 per day would begin to accrue.

Case: CE09062516

Todd M Graham
3531 Southwest 15 Street

This was a request to vacate the Order dated 2/22/10 and re-impose the fine.

Judge Hull vacated the Order dated 2/22/10.

This case was first heard on 10/26/09 to comply by 1/25/10. Violations were as noted in the agenda. The property was complied, fines had accrued to \$2,800 and the City was requesting imposition of a \$1,160 fine.

Mr. Todd Graham, owner, said the property had been complied last year but he had not arranged for the final inspection. He stated had had a financial hardship right now because he was going through a divorce and requested the fine be further reduced.

Judge Hull imposed a \$1,160 fine.

Case: CE09071873

Aurora Loan Services LLC
1711 Southwest 4 Avenue

This case was first heard on 1/25/10 to comply by 2/24/10. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,800 and the City was requesting imposition of a \$1,160 fine.

Ms. Mara Alyson, bank attorney, said the bank had evicted the owners in January, paid the connection fee and pulled the permit. She requested abatement of the fines.

Judge Hull imposed a \$1,160 fine.

Case: CE09071106

Request for extension

Christopher M Vonzech
1533 Southwest 32 Street

This case was first heard on 1/25/10 to comply by 2/24/10. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$2,500. Mr. Christopher Vonzech, owner, stated he had been undergoing cancer treatment and was short of funds. He requested a 140-day extension.

Judge Hull granted a 90-day extension to 6/20/10, during which time no fines would accrue.

Case: CE10010733

River Isle Mgmt Corp
1801 Southwest 2 Street

Certified mail sent to the registered agent was accepted on 3/1/10.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied.

Ms. Elizabeth Manette, property manager, said they were ready to tie in but did not have the funds for the impact fees. She requested 190 days, or permission to make four installments.

Judge Hull found in favor of the City and ordered compliance within 90 days, by 6/20/10, or a fine of \$100 per day would begin to accrue.

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

Case: CE10010821

Liberty Management Inc
17 Southwest 18 Avenue

Service was via the appearance of the owner at this hearing.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied.

Ms. Debra Conway, owner, stated she had paid the connection fee but had been out of state because her mother and daughter were ill.

Judge Hull found in favor of the City and ordered compliance within 90 days, by 6/20/10, or a fine of \$100 per day would begin to accrue.

Case: CE10010822

Liberty Management Inc
25 Southwest 18 Avenue

Service was via the appearance of the owner at this hearing.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied.

Judge Hull found in favor of the City and ordered compliance within 90 days, by 6/20/10, or a fine of \$100 per day would begin to accrue.

Case: CE10010823

Liberty Management Inc
35 Southwest 18 Avenue

Service was via the appearance of the owner at this hearing.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied.

Judge Hull found in favor of the City and ordered compliance within 90 days, by 6/20/10, or a fine of \$100 per day would begin to accrue.

Case: CE09071109

Request for extension

Huberlan Feliciano
1550 Southwest 27 Court

This case was first heard on 1/25/10 to comply by 2/24/10. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$2,500.

Mr. Huberlan Feliciano, owner, said he had been saving to have the work done, but someone had robbed him of his business equipment in December 2009.

Judge Hull granted a 90-day extension to 6/20/10, during which time no fines would accrue.

Case: CE10011503

Bayview Loan Servicing LLC
801 Southwest 27 Avenue

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

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied.

Mr. Marc Oram, owner's representative, said the property was a recent foreclosure. They had paid the connection fees and were getting bids for the work. He requested 90 days.

Judge Hull found in favor of the City and ordered compliance within 90 days, by 6/20/10, or a fine of \$100 per day would begin to accrue.

Case: CE10011061

Victor E & Esther Rosario
413 Southwest 22 Terrace

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

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied.

Mr. Victor Rosario, owner, explained that in 2008 his wife had lost her job and he had been hospitalized. He requested 90 days.

Judge Hull found in favor of the City and ordered compliance within 90 days, by 6/20/10, or a fine of \$100 per day would begin to accrue.

Case: CE09041110

Marietta Oneal
1229 Southwest 29 Terrace

This case was first heard on 8/24/09 to comply by 9/23/09. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$8,500 and the City was requesting imposition of a \$1,160 fine.

Ms. Marietta Lagree, owner, said she was now working for minimum wage and was trying to get her house out of foreclosure.

Judge Hull imposed a \$750 fine.

Case: CE09070835

Jessica & Leo Duplessis

614 Southwest 18 Court

This case was first heard on 1/25/10 to comply by 2/24/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,500 fine, which would continue to accrue until the property complied.

Ms. Francesca San Roman, bank attorney, stated the property was in foreclosure and they were in the process of obtaining a hearing date for final summary judgment. She requested time to bring the property into compliance. She was unsure whether the property was occupied.

Judge Hull granted a 90-day extension to 6/20/10, during which time no fines would accrue.

Case: CE09040819

Maite Echeandia
1225 Southwest 28 Way

This case was first heard on 8/24/09 to comply by 9/23/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$8,600 fine, which would continue to accrue until the property complied.

Ms. Maite Echeandia, owner, said she had been widowed while she was pregnant and had experienced difficulty getting a job. Ms. Echeandia said she was on public assistance and her house was being auctioned for taxes. She requested time to save her property and save up to have the work done.

Judge Hull imposed the \$8,600 fine, which would continue to accrue until the property complied.

Case: CE08071470

Luis & Esperanza Fuentes
1341 Southwest 28 Avenue

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

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied 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, by 4/21/10, or a fine of \$100 per day would begin to accrue.

Case: CE10010825

Augustine Phillippe Trust
101 Southwest 18 Avenue

Certified mail sent to the owner was accepted on 2/27/10.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied 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, by 4/21/10, or a fine of \$100 per day would begin to accrue.

Case: CE10010979

Larry B Wilson
307 Southwest 19 Avenue

Service was via posting on the property on 2/24/10 and at City Hall on 3/4/10.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied 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, by 4/21/10, or a fine of \$100 per day would begin to accrue.

Case: CE10010984

Corey Smith
106 Southwest 20 Avenue

Service was via posting on the property on 2/24/10 and at City Hall on 3/4/10.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied 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, by 4/21/10, or a fine of \$100 per day would begin to accrue.

Case: CE10011002

Judith Chapman Doering
C/O Ernst & Young LLP
1776 West Broward Boulevard

Service was via posting on the property on 2/24/10 and at City Hall on 3/4/10.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied 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, by 4/21/10, or a fine of \$100 per day would begin to accrue.

Case: CE10011018

Rony R Orellana, Ruth Alvarado Pineda, et al.
2206 Southwest 5 Street

Service was via posting on the property on 2/24/10 and at City Hall on 3/4/10.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied 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, by 4/21/10, or a fine of \$100 per day would begin to accrue.

Case: CE10011035

Anthony Russell & Jacqueline Sweeting
119 Southwest 21 Way

Service was via posting on the property on 2/24/10 and at City Hall on 3/4/10.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied 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, by 4/21/10, or a fine of \$100 per day would begin to accrue.

Case: CE10011046

Dawn Vitale
101 Southwest 22 Avenue

Service was via posting on the property on 2/24/10 and at City Hall on 3/4/10.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied 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, by 4/21/10, or a fine of \$100 per day would begin to accrue.

Case: CE10011051

Latonya M Nelson
414 Southwest 22 Avenue

Service was via posting on the property on 2/24/10 and at City Hall on 3/4/10.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied 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, by 4/21/10, or a fine of \$100 per day would begin to accrue.

Case: CE10011053

Algetha Young
430 Southwest 22 Avenue

Service was via posting on the property on 2/24/10 and at City Hall on 3/4/10.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied 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, by 4/21/10, or a fine of \$100 per day would begin to accrue.

Case: CE10011059

Riverbend Rentals LLC
129 Southwest 22 Terrace

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

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied 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, by 4/21/10, or a fine of \$100 per day would begin to accrue.

Case: CE10011060

Salvador Guido
406 Southwest 22 Terrace

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

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied 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, by 4/21/10, or a fine of \$100 per day would begin to accrue.

Case: CE10011501

PHD Development LLC
3645 Southwest 12 Place

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

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied 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, by 4/21/10, or a fine of \$100 per day would begin to accrue.

Case: CE10011504

Wells Fargo Bank
C/O Albertelli Law
1167 Southwest 29 Avenue

Certified mail sent to the owner was accepted on 3/1/10.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied 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, by 4/21/10, or a fine of \$100 per day would begin to accrue.

Case: CE10011505

Washington Mutual Bank
C/O Fla Default Law Group
2450 Southwest 15 Court

Certified mail sent to the owner was accepted on 3/1/10.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied 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, by 4/21/10, or a fine of \$100 per day would begin to accrue.

Case: CE10011507

JP Morgan Chase Bank
1545 Southwest 24 Street

Certified mail sent to the owner was accepted on 3/1/10.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied 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, by 4/21/10, or a fine of \$100 per day would begin to accrue.

Case: CE10011509

HSBC Bank USA
C/O Ocwen Loan Servicing
1114 West Las Olas Boulevard

Certified mail sent to the owner was accepted on 3/1/10.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied 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, by 4/21/10, or a fine of \$100 per day would begin to accrue.

Case: CE10011513

HSBC Bank USA NA Trustee
C/O Fla Default Law Group PL
1204 Southwest 2 Court

Certified mail sent to the owner was accepted on 3/1/10.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Ms. Steyn reported the property was not complied 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, by 4/21/10, or a fine of \$100 per day would begin to accrue.

Case: CE08040950

Will Lauren Enterprises LLC
1022 Southwest 2 Court

This case was first heard on 6/16/08 to comply by 9/14/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$27,500 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$27,500 fine, which would continue to accrue until the property complied.

Case: CE08040951

Will Lauren Enterprises LLC
1116 Southwest 1 Street

This case was first heard on 6/16/08 to comply by 9/14/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$27,500 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$27,500 fine, which would continue to accrue until the property complied.

Case: CE08041029

Ralph M & Teresa J Hursey
1110 West Las Olas Boulevard

This case was first heard on 7/28/08 to comply by 10/27/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$49,800 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$49,800 fine, which would continue to accrue until the property complied.

Case: CE09020966

Peter John Aiello
1458 Southwest 19 Avenue

This case was first heard on 4/27/09 to comply by 7/26/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$5,400 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$5,400 fine, which would continue to accrue until the property complied.

Case: CE09031979

Will Lauren Enterprises LLC
200 Southwest 11 Avenue

This case was first heard on 8/24/09 to comply by 9/28/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$8,400 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$8,400 fine, which would continue to accrue until the property complied.

Case: CE09031980

Will Lauren Enterprises LLC
230 Southwest 11 Avenue

This case was first heard on 8/24/09 to comply by 9/28/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$8,400 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$8,400 fine, which would continue to accrue until the property complied.

Case: CE09031981

Will Lauren Enterprises LLC
1025 Southwest 2 Court

This case was first heard on 8/24/09 to comply by 9/28/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$8,400 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$8,400 fine, which would continue to accrue until the property complied.

Case: CE09040600

Karl H Charles
2800 Southwest 7 Street

This case was first heard on 6/15/09 to comply by 9/13/09. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$7,000 and the City was requesting imposition of a \$1,110 fine

Judge Hull imposed a \$1,110 fine.

Case: CE09041125

Pablo Zuniga
1174 Southwest 30 Avenue

This case was first heard on 8/24/09 to comply by 9/23/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$8,600 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$8,600 fine, which would continue to accrue until the property complied.

Case: CE09062400

Ervin A Mendel
3904 Southwest 12 Place

This case was first heard on 10/26/09 to comply by 11/25/09. 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.

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

Case: CE09071016

Janis Rae Mesaric
1431 Southwest 32 Court

This case was first heard on 1/25/10 to comply by 2/24/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,500 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$2,500 fine, which would continue to accrue until the property complied.

Case: CE09071078

Southland Corp
C/O Tax Dept
1500 State Road 84

This case was first heard on 1/25/10 to comply by 2/24/10. Violations were as noted in the agenda. The property was complied, fines had accrued to \$500 and the City was requesting no fine be imposed.

Judge Hull imposed no fine.

Case: CE09071080

James M Rose
1505 Southwest 15 Avenue

This case was first heard on 1/25/10 to comply by 2/24/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,500 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$2,500 fine, which would continue to accrue until the property complied.

Case: CE09071870

Virginia Sue Hornaday, Trustee
Virginia Sue Hornaday Revocable Trust
1705 Southwest 14 Street

This case was first heard on 1/25/10 to comply by 2/24/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,500 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$2,500 fine, which would continue to accrue until the property complied.

Case: CE09120507

Glenn Powell & Mara Mendez
220 Southwest 20 Avenue

This case was first heard on 1/25/10 to comply by 2/24/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,500 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$2,500 fine, which would continue to accrue until the property complied.

Case: CE09070828

Jason D & Peter Quinn
523 Southwest 20 Street

This case was first heard on 1/25/10 to comply by 2/24/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,500 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$2,500 fine, which would continue to accrue until the property complied.

Case: CE09070910

Winther Blanco
1400 Southwest 31 Court

This case was first heard on 1/25/10 to comply by 2/24/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,500 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$2,500 fine, which would continue to accrue until the property complied.

Case: CE09071046

Pensco Trust Company
Clifford Lafreniera
1484 Southwest 32 Court

This case was first heard on 1/25/10 to comply by 2/24/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,500 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$2,500 fine, which would continue to accrue until the property complied.

Case: CE09071097

Brad Hertz
1520 Southwest 27 Court

This case was first heard on 1/25/10 to comply by 2/24/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,500 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$2,500 fine, which would continue to accrue until the property complied.

Case: CE09062619

Happy Home Lending Corporation
1626 Northwest 15 Terrace

This case was first heard on 1/25/10 to comply by 2/24/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,500 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$2,500 fine, which would continue to accrue until the property complied.

Case: CE09071603

Keystone Halls Inc
2961 Southwest 19 Avenue

This case was first heard on 1/25/10 to comply by 2/24/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,500 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$2,500 fine, which would continue to accrue until the property complied.

Case: CE09071983

Keystone Halls Inc
2921 Southwest 19 Avenue

This case was first heard on 1/25/10 to comply by 2/24/10. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,500 fine, which would continue to accrue until the property complied.

Judge Hull imposed the \$2,500 fine, which would continue to accrue until the property complied.

Case: CE09071881

Request for extension

Kenneth Smaltz
1729 Southwest 14 Street

This case was first heard on 2/22/10 to comply by 3/24/10. Violations were as noted in the agenda.

Inspector Steyn recommended a 90-day extension.

Judge Hull granted a 90-day extension to 6/20/10, during which time no fines would accrue.

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:

CE09062384	CE10010737	CE10010739
CE10011014	CE10011041	CE10011047
CE10011057	CE10011062	CE10011065

Cases Without Service

Mr. McKelligett announced that the below listed cases had been withdrawn for lack of service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

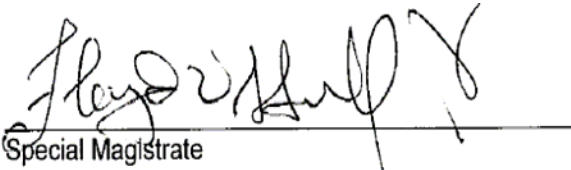
CE09062489	CE10010728	CE10011055
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Cases Closed


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:

CE10011058

There being no further business, the hearing was adjourned at **11:00 a.m.**


Special Magistrate

ATTEST:


Clerk, Special Magistrate

Minutes prepared by J. Opperlee, Prototype Services