

**Special Magistrate WaterWorks 2011 Hearing  
City Commission Meeting Room  
Floyd V. Hull, Jr., Presiding  
February 28, 2011  
10:00 A.M. - 11:25 A.M.**

**Staff Present**

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

**Respondents and Witnesses**

CE10121940: Winston Deweever, owner  
CE10010844: Leotha Hampton, owner  
CE10121933: Ida Tillman, owner  
CE10062568: Howard Elfand, owner  
CE10040876: Lynette Clark, owner; Alonzo Clark, owner  
CE10041945: Gregory Homsey, bank representative  
CE10121956: Nathaniel Williams, owner  
CE10121937: Tracy Jordan, owner  
CE10121941: Matthew DeLillo, owner  
CE10052242: Arthur Littmann, property manager  
CE10062485: Kelly Rovito, real estate agent  
CE10062622: Matthew Weissberg, attorney for bank  
CE10121958: Rebecca Guerrero, owner; Paul Guererro, owner  
CE10090372: Darlene Nicolaysen, owner; Kristine Nicolaysen, owner's daughter  
CE10090302: Peter Aiello, owner  
CE10062535: Michael Pancier, owner's attorney  
CE10040921: Salmice Alcime, owner's brother  
CE10090016: Lisa Kessler, registered agent  
CE10062715: Stamee Fields, owner  
CE10062590: Matthew Weissberg, attorney for bank  
CE10121982: Antonio Dearmas, general contractor for bank  
CE10121946: Peter Balzer, owner  
CE10040893: Patrick William Phipps, real estate agent  
CE10062647: Ramzi Kataya, owner's son  
CE10121944: Barbara Heath, owner  
CE10062648: Bradley Noonan, property manager  
CE10121965: David Mercado, 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: CE10052242**

846 NW 8 Avenue  
Sun American Bank

This case was first heard on 7/26/10 to comply by 8/25/10. Violations and extensions are as noted in the agenda. The property has not been in compliance for 35 days and fines have accrued to \$3500. Inspector Steyn recommended a 90-day extension, as there is a pending demolition permit for the property.

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

**Case: CE10062648**

2801 SW 9 Avenue  
Fernando Lopes

This case was first heard on 9/27/10 to comply by 10/27/10. Violations and extensions are as noted in the agenda. The property came into compliance on 1/31/11 after being out of compliance for 88 days. Fines have accrued to \$8800. The City recommended that fines in the amount of \$1410 be imposed.

Bradley Noonan, owner, said the contractor had failed to do the required work and caused an unavoidable delay. He said the connection was an economic hardship and asked if the fine could be reduced further.

Judge Hull imposed a fine of \$1000.

**Case: CE10062485**

1009 SW 21 Street  
Elena Nani Vinken

This case was first heard on 8/23/10 to comply by 11/21/10. Violations and extensions are as noted in the agenda. The property has not been in compliance for 37 days and fines have accrued to \$3700. The City recommended that fines be imposed and continue to accrue.

Kelly Rovito, real estate agent for the property, said the owner has been gone for two years and the property is in disrepair. She has an offer on the property that is expected to close in two weeks, and the prospective buyers have agreed to pay for the connection before the sale closes. She requested an extension in order to complete the work.

Mr. McKelligett recommended a 60-day extension.

Judge Hull granted a 60-day extension during which time no fines would accrue.

**Case: CE10010844**

209 SW 18 Avenue  
Leotha Hampton

This case was first heard on 5/24/10 to comply by 9/21/10. Violations and extensions are as noted on the agenda. The property came into compliance on 11/2/10 after being out of compliance for 33 days. Fines have accrued to \$3300. The City recommended that fines in the amount of \$1310 be imposed.

Leotha Hampton, owner, stated that she was losing the property and suffering economic hardship. She requested a reduction in the fine.

Judge Hull imposed a fine of \$1000.

**Case: CE10062715**

1250 SW 29 Street  
Stamee Fields

This case was first heard on 8/23/10 to comply by 11/21/10. Violations are as noted in the agenda. The property has not been in compliance for 98 days and fines have accrued to \$9800. The City recommended that fines be imposed and continue to accrue.

Stamee Fields said she had been denied a grant to complete the connection. She had spoken to Inspector Steyn, who recommended that she request a 30-day extension in order to present updated information to the Grant Department.

Inspector Steyn recommended a 90-day extension so the Grant Department would have sufficient time to pre-qualify Ms. Fields for assistance.

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

**Case: CE10121982**

1663 SW 28 Avenue  
Federal Home Loan Mortgage Corporation

Certified mail sent to the owner was signed on 2/10/11 by Sidney Frazier.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Antonio Dearmas, contractor for the bank, said the bank had just received the property the previous week by foreclosure. He requested a 60-day extension to complete the work.

Mr. McKelligett recommended a 90-day extension, with a fine of \$100 per day thereafter.

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: CE10090302**

1057 SW 30 Street

Peter John Aiello

This case was first heard on 11/22/10 to comply by 2/20/11. Violations are as noted in the agenda. The property has not been in compliance for eight days and fines have accrued to \$800. The City recommended an extension.

Peter Aiello, owner, requested a 90-day extension to bring the property into compliance.

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

**Case: CE10121965**

2901 SW 14 Street

Stacy Mercado h/e David Mercado

Certified mail sent to the owner was signed on 2/7/11 by David.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

David Mercado, owner, said the City cut down a tree that landed on his roof "for two months." He said the City did not attempt to address this issue. He showed the Judge photographs of the tree and said he is also in the foreclosure process and is suffering economic hardship. He requested a 90-day extension to complete the work.

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: CE10041945**

712 SW 24 Avenue

Otoniel Mazariegos

This case was first heard on 9/27/10 to comply by 1/25/11. Violations are as noted in the agenda. The property has not been in compliance for 33 days and fines have accrued to \$3300. The City requested that fines be imposed and continue to accrue.

Greg Homsey, bank representative, said they had just acquired the property and did not know if another representative had attended a previous hearing. He said a foreclosure action has been filed by the bank, but no sale date has been set due to documentary revision.

Mr. McKelligett confirmed that the bank had received notice of the 1/25/11 hearing. Mr. Homsey requested an extension, stating that the bank does not own the property at this time but would complete the work if noncompliance comprised a hazard on the property.

Inspector Steyn recommended a 90-day extension.

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

**Case: CE10090372**

1041 NW 21 Street  
Ethel Rowland and Darlene Nicolaysen

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

This case was first heard on 11/22/10 to comply by 1/21/11. Violations are as noted in the agenda. The property has been out of compliance for 37 days and fines have accrued to \$3700. The City recommended that fines be imposed and continue to accrue.

Darlene Nicolaysen, owner, said she had not been aware of this case and would have appeared if she had known about it. The property is in her name and the name of her late mother. The person renting the property had left it in poor condition and she has been working to repair it. Approximately \$22,000 in taxes is owed on the property.

Inspector Steyn said she had provided Ms. Nicolaysen with information on how to bring the property into compliance. She recommended a 90-day extension.

Ms. Nicolaysen said she was concerned about the fine that had accrued while she was unaware of the case. Judge Hull said this issue would be addressed once the property comes into compliance. He asked who had inherited the property. Ms. Nicolaysen said it was in her name but belonged to her brother.

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

**Case: CE10040893**

2420 SW 6 Street  
Tommy L. Edwards

Service was by appearance.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She said it is a possible foreclosure property and recommended a 90-day extension, with a fine of \$100 per day to accrue thereafter.

Patrick William Phipps, realtor for the property, said he has power of attorney and can speak on behalf of the property owner. He did not have documentation of power of attorney at this time. He said the owner's family had asked him to convey that they are not trying to avoid their responsibility for connection, but would like an extension so they can get the property back under contract with the bank.

Mr. McKelligett explained that there was no service to the property owner and the case would have to be withdrawn because Mr. Phipps lacked documentation. This would result in at least a 30-day extension to re-cite the property. Mr. McKelligett instructed Mr. Phipps to bring a copy of the sales contract or power of attorney when he returned.

The City withdrew the case.

**Case: CE10062590**

1641 NW 18 Avenue  
Jeffrey A. Harris and Kay A. Harris

This case was first heard on 10/25/10 to comply by 1/23/11. Violations are as noted on the agenda. The property has been out of compliance for 35 days and fines have accrued to \$3500. The City recommended that fines be imposed and continue to accrue.

Mr. McKelligett stated that there was no service on this case and the property owner was not present. Matthew Weissberg, attorney for the bank, said there had been active foreclosure on the property, but the case has been dismissed by the bank.

The City withdrew the case.

**Case: CE10121933**

239 SW 21 Way

Ida M. Tillman and Willie B. Tillman Jr.

Service was by appearance.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Ida Tillman, owner, said she is working to connect the property. Inspector Steyn recommended a 90-day extension, with a fine of \$100 per day to accrue thereafter.

Judge Hull found in favor of the City and granted a 90-day extension or a fine of \$100 per day would begin to accrue.

**Case: CE10040921**

1112 SW 22 Avenue

Wilmide Olistin

This case was first heard on 7/26/10 to comply by 8/25/10. Violations and extensions are as noted on the agenda. The property has not been in compliance for 95 days and fines have accrued to \$9500. The City recommended that fines be imposed and continue to accrue.

Salmice Alcime, owner's brother, said the work has been done but did not pass inspection. The owner has retained another contractor to complete the work. He requested 60 days to bring the property into compliance.

Inspector Steyn noted that two extensions have been granted in the past and advised that this would be the final extension granted. She recommended a 30-day extension.

Judge Hull stated that the property owner first appeared before him in July 2010. Mr. Alcime again requested a 60-day extension but said 30 days would be sufficient.

Judge Hull granted a 30-day extension during which time no fines would accrue.

**Case: CE10062622**

1030 SW 32 Street

Stefanie Gioia

This case was first heard on 9/27/10 to comply by 1/25/11. Violations are as noted in the agenda. The property has not been in compliance for 33 days and fines have accrued to \$3300. The City requested that fines be imposed and continue to accrue.

Matthew Weissberg, attorney for HSBC Bank, said there is an active foreclosure on the property but the property has not yet gone for sale. The property owner has filed for bankruptcy, which precludes setting a sale date. He requested a 90-day extension.

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

**Case: CE10062647**

2513 SW 9 Avenue

Kataya Inc.

This case was first heard on 9/27/10 to comply by 1/25/11. Violations are as noted in the agenda. The property came into compliance on 2/14/11 after being out of compliance for 19 days. Fines have accrued to \$1900. The City recommended that fines be imposed.

Ramzi Kataya, owner's son, requested that the fine be reduced as his business has suffered economic difficulty and he could not pay the connection fee for some time.

Judge Hull imposed a fine of \$1500.

**Case: CE10121940**

123 SW 22 Terrace

Winston Deweever

Certified mail sent to the owner was signed on 2/3/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Winston Deweever, owner, said he is suffering economic hardship and cannot complete the connection at this time. The property is in foreclosure.

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: CE10062535**

1100 SW 21 Street  
IDMJI Properties LLC

This case was first heard on 9/27/10 to comply by 1/25/11. Violations are as noted on the agenda. The property came into compliance on 2/14/11 after being out of compliance for 19 days. Fines have accrued to \$1900. The City requested that the fine be imposed.

Michael Pancier, attorney for the owner, requested that the fine be waived as the property is now in compliance and the owner had been in the process of working on the property.

Inspector Steyn stated she stood by the recommendation to impose the fine.

Judge Hull imposed a fine of \$1500.

**Case: CE10121944**

2520 SW 5 Street  
Leroy and Barbara Graham

Service was by appearance.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Barbara Graham, owner, said she is suffering economic hardship and requested time to complete the work.

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: CE10121954**

800 SW 22 Terrace  
Gloria S. Vega

As there was no service, the City withdrew the case.

**Case: CE10121956**

800 SW 24 Avenue  
Nathaniel and Charmaine Williams

Service was by appearance.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Nathaniel Williams, owner, said he is suffering economic hardship and requested an extension to complete the work.

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: CE10040876**

416 SW 25 Terrace

Alonzo Clark and Lynette Davis Clark

This case was first heard on 7/26/10 to comply by 8/25/10. Violations and extensions are as noted in the agenda. The property came into compliance on 1/7/11 after being out of compliance for 32 days. Fines have accrued to \$3200. The City recommended that fines in the amount of \$1460 be imposed.

Alonzo Clark and Lynette Davis Clark, owners, requested that the fine be withdrawn. She explained that the house was left to her in 2007 and she is still in court with regard to the estate.

Mr. McKelligett recommended abatement of the fine.

Judge Hull imposed no fine.

**Case: CE10062568**

321 SW 24 Street

Prestige One Investments LLC

This case was first heard on 10/25/10 to comply by 1/23/11. Violations are as noted in the agenda. The property has not been in compliance for 35 days and fines have accrued to \$3500. The City recommended that fines be imposed and continue to accrue.

Howard Elfand, owner, said there is a foreclosure proceeding against the property by the bank. There has been a dispute with another company that was recently settled through remediation. Contracts have not been finalized between Mr. Elfand and the bank. He said he is suffering economic hardship and has not had the funds to complete the necessary work, but hoped to do so once dealings with the bank have been resolved.

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

**Case: CE10121958**

1031 SW 29 Street  
Paul A. and Rebecca S. Guerrero

Service was by appearance.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Rebecca Guerrero, owner, 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 would begin to accrue.

**Case: CE10121946**

2214 SW 4 Avenue  
Peter Balzer

Service was by appearance.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Peter Balzer, owner, said he has applied for a grant to complete the work.

Mr. McKelligett recommended a 90-day extension, with a fine of \$100 per day to accrue thereafter. He said if it is determined that the property is eligible for a grant, the City would close the case.

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: CE10121941**

831 SW 28 Street  
Mathew DeLillo and Andres Vivas

Service was by appearance.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Matthew DeLillo, owner, said he had applied for a grant but was turned down. He plans to bring the property into compliance and 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 would begin to accrue.

**Case: CE10090016**

1117 SW 22 Terrace

Federal National Mortgage Association % Florida Default Law Group PL

This case was first heard on 11/22/10 to comply by 1/21/11. Violations were as noted in the agenda. The property has been out of compliance for 37 days and fines have accrued to \$3700.

Lisa Kessler, realtor for the property, said there is a buyer who is willing to assume responsibility for the connection. She requested a 90-day extension on behalf of the buyer to complete the work.

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

**Case: CE10121937**

830 SW 30 Avenue

Sharleda Jordan

Service was by appearance.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Tracy Jordan, owner, requested a 90-day extension, citing economic hardship.

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: CE10121929**

2732 SW 7 Street

Valecia A. Williams Cespedes

Certified mail sent to the owner was signed on 2/9/11 by V. Cespedes.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 90-day extension, with a fine of \$100 per day to accrue thereafter.

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: CE10121934**

220 SW 22 Avenue  
Sonja M. Backman

Certified mail sent to the owner was signed on 2/3/11 by S. B.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 90-day extension, with a fine of \$100 per day to accrue thereafter.

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: CE10121936**

1020 SW 29 Way  
Rita Temple

Certified mail sent to the owner was signed on 2/3/11 by W. D.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 30-day extension, with a fine of \$100 per day to accrue thereafter.

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

**Case: CE10121939**

1705 SW 32 Place  
Carolyn Cagnina

Certified mail sent to the owner was signed on 2/3/11 by C. Cagnina.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 30-day extension, with a fine of \$100 per day to accrue thereafter.

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

**Case: CE10121943**

808 SW 25 Street

Wells Fargo Bank N A Trustee % BAC Home Loans Servicing LP

Certified mail sent to the owner was signed on 2/7/11 by Ed Wakefield.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 30-day extension, with a fine of \$100 per day to accrue thereafter.

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

**Case: CE10121945**

1440 SW 32 Court

Scott and Loran Apgar

Certified mail sent to the owner was signed on 2/3/11 by Sun Clarcy.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 90-day extension, with a fine of \$100 per day to accrue thereafter.

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: CE10121949**

2610 SW 5 Street

Charles Bledsoe

Certified mail sent to the owner was signed on 2/9/11 by C. Bledsoe.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 30-day extension, with a fine of \$100 per day to accrue thereafter.

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

**Case: CE10121953**

612 SW 22 Terrace  
Alma E. Hepburn

Certified mail sent to the owner was signed on 2/7/11 by Bruce H.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 90-day extension, with a fine of \$100 per day to accrue thereafter.

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: CE10121957**

814 SW 26 Court  
Donna Randolph

Certified mail sent to the owner was signed on 2/4/11 by Thomas J. Randolph.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 30-day extension, with a fine of \$100 per day to accrue thereafter.

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

**Case: CE10121960**

2837 SW 14 Street  
Federal National Mortgage Association

Certified mail sent to the owner was signed on 2/7/11 by C. Ittuo.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 30-day extension, with a fine of \$100 per day to accrue thereafter.

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

**Case: CE10121961**

2843 SW 14 Street  
Federal National Mortgage Association

Certified mail sent to the owner was signed on 2/7/11 by S. Ittuo.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 30-day extension, with a fine of \$100 per day to accrue thereafter.

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

**Case: CE10121969**

2832 SW 17 Street  
Nga A. Nguyen

Certified mail sent to the owner was signed on 2/3/11 by Tony.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 30-day extension, with a fine of \$100 per day to accrue thereafter.

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

**Case: CE10121973**

1464 SW 28 Avenue  
Juan Carlos Marulanda and Eilin Zapata

Certified mail sent to the owner was signed on 2/8/11 by Flor Ospina.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 90-day extension, with a fine of \$100 per day to accrue thereafter.

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: CE10121985**

2025 SW 28 Avenue  
Sunny Lane LLC

Certified mail sent to the owner was signed on 2/8/11 by Hidvegi.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 30-day extension, with a fine of \$100 per day to accrue thereafter.

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

**Case: CE10121987**

1281 SW 28 Road  
Federal National Mortgage Association % Boytchev Galina

Certified mail sent to the owner was signed on 2/8/11 by Shameka Louis.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 30-day extension, with a fine of \$100 per day to accrue thereafter.

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

**Case: CE10121992**

1270 SW 29 Avenue  
Juan Jose Rodriguez and Gloria Urbina

Certified mail sent to the owner was signed on 2/8/11 by Lissette Urbina.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 90-day extension, with a fine of \$100 per day thereafter.

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: CE10121993**

1300 SW 29 Avenue  
Sandy K. Usher

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 90-day extension, with a fine of \$100 per day thereafter.

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: CE10121995**

1735 SW 29 Avenue  
James P. and Jennifer Kiep

Certified mail sent to the owner was signed on 2/11/11 by S. Sweden and Kiep.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 90-day extension, with a fine of \$100 per day thereafter.

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: CE10121996**

1270 SW 29 Terrace  
Pedro Florencio and Alegria Leonor

Certified mail sent to the owner was signed on 2/8/11 by Maria Morales.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 30-day extension, with a fine of \$100 per day thereafter.

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

**Case: CE10121998**

1663 SW 29 Terrace  
Glen and Berbeth Murray

Certified mail sent to the owner was signed on 2/8/11 by R.A.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn requested a 30-day extension, with a fine of \$100 per day thereafter.

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

**Case: CE10010840**

205 SW 18 Avenue  
Bazelais Lafontant and Hyacinthe Lafontant

This case was first heard on 5/24/10 to comply by 8/22/10. Violations and extensions are as noted in the agenda. The property has not been in compliance for 68 days and fines have accrued to \$6800. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the fine of \$6800, which would continue to accrue until the property complied.

**Case: CE10040870**

309 SW 25 Avenue  
Ronald B. and Ardean Gray

This case was first heard on 7/26/10 to comply by 8/25/10. Violations and extensions are as noted in the agenda. The property has not been in compliance for 95 days and fines have accrued to \$9500. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the fine of \$9500, which would continue to accrue until the property complied.

**Case: CE10040889**

2664 SW 6 Court  
Delvon A. Hanson and Joann Hanson

This case was first heard on 9/27/10 to comply by 1/25/11. Violations are as noted on the agenda. The property has not been in compliance for 33 days and fines have accrued to \$3300. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the \$3300 fine, which would continue to accrue until the property complied.

**Case: CE10040891**

2675 SW 6 Court  
Manuel Rodriguez and Selva Calvo

This case was first heard on 9/27/10 to comply by 1/25/11. Violations are as noted on the agenda. The property has not been in compliance for 33 days and fines have accrued to \$3300. The City recommended that fines in the amount of \$3300 be imposed and continue to accrue.

Judge Hull imposed the \$3300 fine, which would continue to accrue until the property complied.

**Case: CE10040899**

2580 SW 8 Court  
Mericier Jeune and Jean-Baptiste Duranar

This case was first heard on 7/26/10 to comply by 10/24/10. Violations and extensions are as noted in the agenda. The property came into compliance on 2/2/11 after being out of compliance for 9 days. Fines have accrued to \$900. The City recommended that the fine be imposed.

Judge Hull imposed the \$900 fine.

**Case: CE10040925**

528 SW 22 Terrace  
Myron and Sandra E. Beard

This case was first heard on 9/27/10 to comply by 1/25/11. Violations are as noted in the agenda. The property has not been in compliance for 33 days and

finer have accrued to \$3300. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the \$3300 fine, which would continue to accrue until the property complied.

**Case: CE10040929**

913 SW 22 Terrace  
Dorothy L. Townsend

This case was first heard on 7/26/10 to comply by 10/24/10. Violations and extensions are as noted in the agenda. The property came into compliance on 1/31/11 after being out of compliance for 7 days. Fines have accrued to \$700. The City recommended that no fines be imposed.

Judge Hull imposed no fine.

**Case: CE10041975**

1015 SW 25 Avenue  
Phillip D. J. McMullan and Edgar David Ortiz

This case was first heard on 9/27/10 to comply by 1/25/11. Violations are as noted in the agenda. The property has not been in compliance for 33 days and fines have accrued to \$3300. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the fine of \$3300, which would continue to accrue until the property complied.

**Case: CE10042046**

600 SW 27 Avenue  
Church of God Christian Center Inc.

This case was first heard on 7/26/10 to comply by 10/24/10. Violations and extensions are as noted in the agenda. The property has not been in compliance for 33 days and fines have accrued to \$3300. The City recommended a 90-day extension.

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

**Case: CE10042087**

2640 Riverland Drive  
Wilger and Patricia B. St. Louis

This case was first heard on 9/27/10 to comply by 1/25/11. Violations are as noted on the agenda. The property has not been in compliance for 33 days and fines have accrued to \$3300. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the \$3300 fine, which would continue to accrue until the property complied.

**Case: CE10042113**

1128 SW 17 Street  
Lisa Burton and Charlene Smith

This case was first heard on 9/27/10 to comply by 1/25/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 33 days and fines have accrued to \$3300. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the \$3300 fine, which would continue to accrue until the property complied.

**Case: CE10052241**

1470 SW 28 Street  
Michaelus Tracy

This case was first heard on 7/26/10 to comply by 8/25/10. Violations and extensions are as noted on the agenda. The property came into compliance on 12/16/10 after being out of compliance for 60 days. Fines have accrued to \$6000. The City requested that no fines be imposed.

Judge Hull imposed no fine.

**Case: CE10062492**

1006 SW 22 Street  
Alfred A. Inde

This case was first heard on 8/23/10 to comply by 11/21/10. Violations and extensions are as noted on the agenda. The property has not been in compliance for 37 days and fines have accrued to \$3700. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the \$3700 fine, which would continue to accrue until the property complied.

**Case: CE10062501**

305 SW 19 Street

Agustin J. Carvallo

This case was first heard on 9/27/10 to comply by 1/25/11. Violations are as noted on the agenda. The property has not been in compliance for 33 days and fines have accrued to \$3300. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the \$3300 fine, which would continue to accrue until the property complied.

**Case: CE10062547**

237 SW 22 Street  
Simone Rousseau

This case was first heard on 10/25/10 to comply by 1/23/11. Violations are as noted in the agenda. The property has not been in compliance for 35 days and fines have accrued to \$3700. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the \$3500 fine, which would continue to accrue until the property complied.

**Case: CE10062548**

247 SW 22 Street  
Niflame N. Barrett

This case was first heard on 10/25/10 to comply by 1/23/11. Violations are as noted in the agenda. The property has not been in compliance for 35 days and fines have accrued to \$3500. The City recommended a 90-day extension.

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

**Case: CE10062549**

315 SW 22 Street  
Marlene Cox

This case was first heard on 10/25/10 to comply by 1/23/11. Violations are as noted on the agenda. The property has not been in compliance for 35 days and fines have accrued to \$3500. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the \$3500 fine, which would continue to accrue until the property complied.

**Case: CE10062571**

1031 SW 31 Street  
Ila S. Hora Estate

This case was first heard on 10/25/10 to comply by 1/23/11. Violations are as noted on the agenda. The property has not been in compliance for 35 days and fines have accrued to \$3500. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the \$3500 fine, which would continue to accrue until the property complied.

**Case: CE10062583**

1308 SW 24 Avenue  
Larry D. Slane Estate

This case was first heard on 10/25/10 to comply by 1/23/11. Violations are as noted in the agenda. The property has not been in compliance for 35 days and fines have accrued to \$3500. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the \$3500 fine, which would continue to accrue until the property complied.

**Case: CE10062587**

3648 SW 13 Court  
HSBC Bank USA Trustee

This case was first heard on 10/25/10 to comply by 1/23/11. Violations are as noted in the agenda. The property has not been in compliance for 35 days and fines have accrued to \$3500. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the \$3500 fine, which would continue to accrue until the property complied.

**Case: CE10062588**

3036 SW 10 Street  
Julianna Louise Acker

This case was first heard on 10/25/10 to comply by 1/23/11. Violations are as noted in the agenda. The property has not been in compliance for 35 days and fines have accrued to \$3500. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the \$3500 fine, which would continue to accrue until the property complied.

**Case: CE10062619**

1031 SW 32 Court  
Jessica Alonso H/E Orlando and Alexis Alonso

This case was first heard on 9/27/10 to comply by 1/25/11. Violations are as noted on the agenda. The property came into compliance on 2/17/11 after being out of compliance for 22 days. Fines have accrued to \$2200. The City recommended that fines in the amount of \$1460 be imposed.

Judge Hull imposed the \$1460 fine.

**Case: CE10062631**

3115 SW 2 Avenue  
Howard S. Sloman Jr.

This case was first heard on 9/27/10 to comply by 1/25/11. Violations are as noted in the agenda. The property has not been in compliance for 33 days and fines have accrued to \$3300. The City recommended a 90-day extension.

**Case: CE10090295**

827 SW 30 Street  
Frederik Crull

This case was first heard on 11/22/10 to comply by 1/21/11. Violations are as noted on the agenda. The property has not been in compliance for 37 days and fines have accrued to \$3700. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the \$3700 fine, which would continue to accrue until the property complied.

**Case: CE10090300**

1035 SW 30 Street  
Federal National Mortgage Association

This case was first heard on 11/22/10 to comply by 1/21/11. Violations are as noted on the agenda. The property has not been in compliance for 37 days and fines have accrued to \$3700. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the \$3700 fine, which would continue to accrue until the property complied.

**Case: CE10090331**

1800 NW 14 Avenue  
Cary Krevoy

This case was first heard on 11/22/10 to comply by 1/21/11. Violations are as noted on the agenda. The property has not been in compliance for 37 days and fines have accrued to \$3700. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the \$3700 fine, which would continue to accrue until the property complied.

**Case: CE10090338**

1605 NW 15 Avenue  
Nathaniel Kennedy

This case was first heard on 11/22/10 to comply by 1/21/11. Violations are as noted on the agenda. The property has not been in compliance for 37 days and fines have accrued to \$3700. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the \$3700 fine, which would continue to accrue until the property complied.

**Case: CE10090345**

1107 NW 17 Street  
Buddy and Annie Freeman

This case was first heard on 11/22/10 to comply by 1/21/11. Violations are as noted on the agenda. The property has not been in compliance for 37 days and fines have accrued to \$3700. The City recommended that fines be imposed and continue to accrue.

Judge Hull imposed the \$3700 fine, which would continue to accrue until the property complied.

**Case: CE10111821**

1450 SW 18 Terrace  
Irina Ganzina

The City requested to vacate the order of 1/24/11.

Judge Hull granted the vacation.

**Case: CE10090330**

1619 NW 14 Avenue  
JP Morgan Chase Bank NA

The City requested to vacate the order of 1/24/11.

Judge Hull granted the vacation.

**Cases Complied**

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

**CE09062492  
CE10121952**

**CE10121955  
CE10121963**

**CE10121975  
CE10121999**

**Cases Withdrawn**

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

**CE10121968  
CE10121986**

**CE10121991  
CE10062590**

**CE10080103  
CE10090347**

**Cases Rescheduled**

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

CE10042048

**Cases Without Service**

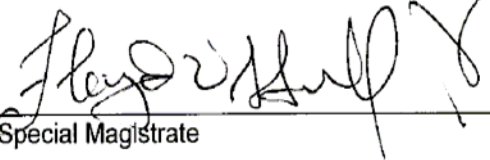
Mr. McKelligett announced that the cases listed below had been withdrawn for lack of service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

**CE09040674  
CE10010828  
CE10040893  
CE10062544  
CE10101222  
CE10121078  
CE10121930  
CE10121932**


**CE10121935  
CE10121938  
CE10121942  
CE10121954  
CE10121959  
CE10121964  
CE10121966  
CE10121977**

**CE10121981  
CE10121984  
CE10121988  
CE10121989  
CE10121990  
CE10122001  
CE10122002  
CE10122004**

There being no further business, the hearing was adjourned at **11:25 a.m.**

  
Special Magistrate

ATTEST:

  
Clerk, Special Magistrate

[Minutes prepared by K. McGuire, Prototype, Inc.]