

Special Magistrate WaterWorks 2011 Hearing
City Commission Meeting Room
Floyd V. Hull, Jr., Presiding
April 25, 2011
10:00 A.M. – 11:08 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

CE11010136: Gregory Dahlke, owner
CE11022334: Scarlett Watts, owner
CE11022347: Julian Siegel, owner
CE11022358: Julian Siegel, owner
CE11022376: Naomi Dunn, owner; Neville Dunn, owner
CE11022350: Gonzalo Ruzo, owner
CE11022351: Thomas Andrew, owner
CE11022352: Thomas Andrew, owner
CE10042052: Deborah Porter, owner; Joseph Peters, owner
CE10121957: Donna Randolph, owner
CE11020604: John Norton, bank representative
CE10041979: Myrtis Gibson, owner; Shalizi Williams-Pierre, owner's granddaughter
CE10040921: Wilmi Olistin, owner
CE11010128: Elifrance Olistin, owner
CE10062591: Dan Cristian Simionescu, owner
CE11031196: Robert Miller, owner
CE11030399: Tricia Wiggan, listing agent
CE11031181: Ricky Lee Alexander, owner
CE10062686: Janet Ann Dennis, owner's wife
CE11030401: Derek DeClaire, owner
CE10121961: Kevin Block, bank representative; Robert Bustamante, bank representative; Amit Raz, buyer
CE11031140: George Hall III, owner
CE11031142: George Hall III, owner
CE11031146: George Hall III, owner
CE11031110: Vandilla Johnson, owner
CE11031120: Malia Shelton, owner; Jonathan Shelton, owner
CE11031157: Mary Tashereau, 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: CE10062591

1450 SW 28 Street

CitiMortgage Inc. % Shapiro & Fishman LLP

Certified mail sent to the owner was signed on 3/29/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property does not have a closed permit and is not in compliance.

Dan Simionescu stated he was representing his wife, who is the property owner. He said they received closing papers for the property on April 22. He has contacted a plumber but requires more time to pay for the work, permits, and connection.

Mr. McKelligett recommended a 90-day extension, with a fine of \$100 per day thereafter. He explained if an owner cannot complete the necessary work within the time of their extension, he or she must contact the Inspector.

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

This case was first heard on 2/28/11 to comply by 3/30/11. Violations are as noted on the agenda. The property has not been in compliance for 24 days and fines have accrued to \$2400. The City requested a 90-day extension.

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

Case: CE11022376

705 SW 15 Avenue

Naomi Dunn and Neville Dunn

Service was via posting on the property on 4/6/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property does not have a closed permit and is not in compliance.

Naomi Dunn, 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: CE11020604

824 SW 25 Street

Everbank

Certified mail sent to the owner was signed on 3/16/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

John Norton, representing Everbank, stated that the property is bank-owned and tenant-occupied, so access to the property is unavailable at present. The tenant's lease is in effect until September 1, 2011. Mr. Norton said he has been unable to make contact with the tenant thus far.

Inspector Steyn added that the necessary work would not require the owner to go inside the property.

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.

Mr. McKelligett requested that the following two cases be heard together.

Case: CE11022351

717 SW 14 Avenue

Thomas Andrew

Service was via posting on the property on 4/5/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Thomas Andrew, owner, said he did not have sufficient funds to complete the work on his properties at this time. He requested an 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: CE11022352

721 SW 14 Avenue

Thomas Andrew and Patricia Kobelin

Service was via posting on the property on 4/5/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

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: CE10062686

2720 SW 13 Avenue

Raymond Egle Hoefer h/e Est. Madeline Martha Meeker

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 came into compliance on 2/9/11 after being out of compliance for 63 days. Fines have accrued to \$6300. The City recommended that a fine of \$1460 be imposed.

Janet Dennis, owner's wife, said she had contacted Inspector Steyn to request an extension.

Judge Hull imposed the fine of \$1460.

Case: CE11030401

2813 SW 17 Street

Derek and Melissa DeClaire

Certified mail sent to the owner was signed on 3/19/11 by Derek and Melissa DeClaire.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Derek DeClaire said the house was purchased in December 2010 and the violation did not show up on the title search. He said the connection fee has been paid and requested an extension to complete the work on the property.

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: CE11022334

617 SW 13 Avenue

Scarlett D. Watts

Service was via posting on the property on 4/5/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property may be in the foreclosure process. She 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: CE10121961

2843 SW 14 Street

Federal National Mortgage Association

This case was first heard on 2/28/11 to comply by 3/30/11. Violations are as note in the agenda. The property has not been in compliance for 24 days and fines have accrued to \$2400. The City requested that the fine be imposed and continue to accrue.

Amit Raz, buyer, said he is an experienced buyer and is purchasing the property from the bank. He stated he will begin work on the connection as soon as he closed on the property.

Robert Bustamante, representing Fannie Mae, requested a 90-day extension on the fines to allow the new owner to close.

Mr. McKelligett requested a 90-day extension. He explained that the fine could not be discussed further until the property has come into compliance.

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

Case: CE11010136

527 SW 9 Terrace

Gregory L. Dahlke

This case was first heard on 3/28/11 to comply by 4/27/11. Violations are as noted in the agenda. The property is not in compliance and fines would begin to accrue in three days.

Greg Dahlke, owner, said permits have been obtained and work is underway on the property. He requested a 30-day extension to complete the work.

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

Case: CE11031120

3033 SW 16 Street

Malia Cheryl Cobbler-Shelton

Certified mail sent to the owner was signed on 3/25/11 by L. Shelton.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Johnny and Malia Shelton, owners, said contracts and permits have been pulled for the property but their contractor failed to do the work. They have since contacted another contractor.

Mr. McKelligett 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.

Mr. McKelligett requested that the following two cases be heard together.

Case: CE11022347

625 SW 14 Avenue

Ashton Holdings & Dev. LLC

Certified mail sent to the owner was signed on 3/15/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Case: CE11022358

636 SW 14 Terrace

Ashton Holdings & Dev. LLC

Certified mail sent to the owner was signed on 3/15/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said neither property has a closed permit nor is in compliance.

Julian Siegel, owner, said he purchased both properties from the bank after foreclosure and was not aware they were not connected to the sewer system. He stated he was suffering financial hardship and requested a 120-day extension, stating he did not have the resources to pay the connection fees at this time.

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

Case: CE11031181

1790 SW 28 Terrace

Ronald A. Alexander

Service was via personal service on 4/7/11 and posting at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property does not have a closed permit and is not in compliance.

Ricky Alexander, owner, said the work would be complete later in the week.

Mr. McKelligett recommended 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: CE11030399

1700 SW 28 Way

Federal National Mortgage Association

Certified mail sent to the owner was signed by Fred Bradley on 3/21/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Tricia Wiggan, listing agent for Fannie Mae, said permits are in the process of being pulled for 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: CE10042052

720 SW 27 Avenue

James Peters and Deborah Porter

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 3/21/11 after being out of compliance for 56 days. Fines have accrued to \$5600. The City requested that a fine of \$2560 be imposed.

James Peters, owner, said he had signed a contract with a plumber in October 2010 but could not reach him to complete the work in a timely manner. The work was completed five months later.

Mr. McKelligett recommended that the fine be reduced to \$520.

Judge Hull imposed the \$520 fine.

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 in the agenda. The property has not been in compliance for 120 days and fines have accrued to \$12,000. The City requested that fines be imposed and continue to accrue.

Wilmide Olistin, owner, said the work has been completed. Judge Hull asked why the property has not come into compliance. Mr. McKelligett noted that the property has failed two final inspections but seems close to coming into compliance.

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

Case: CE11010128

1316 SW 9 Street

Elifrance and Assela E. Olistin

Service was via posting on the property on 4/7/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

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

Elifrance Olistin, owner, said the contractor has only recently begun 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: CE11022350

708 SW 14 Avenue

Gonzalo Ruzo

Service was via posting on the property on 4/6/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance, but may be in the foreclosure process. She 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: CE11031157

3041 SW 22 Court

Mary Elizabeth Tashereau

Service was via posting on the property on 4/13/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Mary Elizabeth Tashereau, owner, said she had been renegotiating the mortgage on the property, but the case was pulled by Fannie Mae. She did not know what to expect in the future 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: CE10041979

1051 SW 25 Avenue

Myrtis M. Gibson and Shalizi Williams-Pierre

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 2/28/11 after being out of compliance for 88 days. Fines have accrued to \$8800. The City requested that a fine of \$1510 be imposed.

Shalizi Williams-Pierre, owner's granddaughter, said she was not an owner although her name appears on documents regarding the property.

Inspector Steyn requested that no fine be imposed.

Judge Hull imposed no fine.

Mr. McKelligett requested that the following three cases be heard together.

Case: CE11031140

2885 SW 19 Court

George R. Hall III and Sabra T. Hall

Service was via posting on the property on 4/13/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Case: CE11031142

2887 SW 19 Court

George R. Hall III and Sabra T. Hall

Service was via posting on the property on 4/13/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Case: CE11031146

2889 SW 19 Court

George R. Hall III and Sabra T. Hall

Service was via posting on the property on 4/13/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said none of the three properties were in compliance.

George Hall, owner, said the contractor he had hired had not done the work and he had hired someone else. All properties are nearly complete.

Mr. McKelligett requested a 60-day extension for all three properties, with a fine of \$100 per day to accrue thereafter.

Judge Hull found in favor of the City and ordered compliance within 60 days for all three properties or a fine of \$100 per day would begin to accrue.

Case: CE11031196

1649 SW 28 Way

Robert I. Miller and Sally Acosta

Certified mail sent to the owner was signed on 3/25/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Robert Miller, owner, said he has suffered financial hardship and the property has gone into foreclosure. He said the final inspection should be done soon.

Mr. McKelligett recommended a 60-day extension, with a fine of \$100 per day thereafter.

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

Case: CE11031110

3024 SW 14 Street

Vandilla P. Johnson h/e Johnny L. Dudley

Certified mail sent to the owner was signed by Cameron Johnson on 3/25/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance; however, she has received notification from the Grant Department regarding the case, and requested a 90-day extension, with a fine of \$100 per day thereafter, until a decision has been made about the grant process. She advised the owner to contact her if no decision has been made within 90 days.

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: CE10110367

3924 SW 14 Street

Diae M. Diab

Service was via posting on the property on 4/13/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended 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: CE11020791

1619 NW 14 Avenue

Federal Home Loan Mortgage Corp.

Certified mail sent to the owner was signed by Tim Fridia on 3/17/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended 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: CE11022328

824 SW 12 Avenue

Darcy Schmid Parker and Fred Parker

Certified mail sent to the owner was signed by Darcy Parker on 3/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 60-day extension, with a fine of \$100 per day thereafter.

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

Case: CE11022332

545 SW 13 Avenue
611 SW 12 Avenue LLC

Certified mail sent to the owner was signed on 3/15/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended 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: CE11022337

705 SW 13 Avenue
Indymac Funding LLC

Certified mail sent to the owner was signed by Cesar Bonilla on 3/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11022339

730 SW 13 Avenue
Goran Dragoslavic

Certified mail sent to the owner was signed on 3/15/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property may have a new owner. She 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: CE11022341

547 SW 14 Avenue

Adam Hoffman

Certified mail sent to the owner was signed by Adam Hoffman on 3/21/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property may be in the foreclosure process. She 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: CE11022342

551 SW 14 Avenue

Adam Hoffman

Certified mail sent to the owner was signed by Adam Hoffman on 3/21/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property may be in the foreclosure process. She 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: CE11022345

609 SW 14 Avenue

Mark Tierney

Service was via posting on the property on 4/5/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property may be in the foreclosure process. She 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: CE11022346

616 SW 14 Avenue

Riverside Capital Holdings LLC

Certified mail sent to the owner was signed on 3/15/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn 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: CE11022348

701 SW 14 Avenue

Park-Am Properties Inc.

Certified mail sent to the owner was signed by Robert Parker on 3/17/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property owner had contacted her to request an extension. She recommended a 60-day extension, with a fine of \$100 per day thereafter.

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

Case: CE11022360

719 SW 14 Terrace

Jessica Motwani

Service was via posting on the property on 4/6/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11022363

728 SW 14 Terrace

Alan Craig and Sheelyn M. Craig

Service was via posting on the property on 4/6/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn 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: CE11022364

729 SW 14 Terrace

Roland W. and Lucille A. Young

Certified mail sent to the owner was signed by John Adkius on 3/17/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property may be in the foreclosure process. She 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: CE11022365

801 SW 14 Terrace

Ronald U. Acosta and Julio E. Lao

Service was via posting on the property on 4/6/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property owner could not attend today's hearing, but had requested an extension. She 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: CE11022366

501 SW 15 Avenue
Lancet Loftus & Co. % Randy Goodman

Certified mail sent to the owner was signed on 3/15/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn explained that the property was on a lift station, and other properties are tied in on a different area that is not yet ready for certification. She recommended a 180-day extension, with a fine of \$100 per day thereafter.

Judge Hull found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day would begin to accrue.

Case: CE11022375

701 SW 15 Avenue
Johnnie L. Chance and Tresa M. Davis

Certified mail sent to the owner was signed by Tresa Chance on 3/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11022378

715 SW 15 Avenue

Oscar Houseman, Bridget Hector, and J. Jacobs, et. al.

Service was via posting on the property on 4/5/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11030433

1801 NW 14 Avenue

Federal Home Loan Mortgage Corp.

Certified mail sent to the owner was signed by Tim Fridia on 3/21/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11030543

1400 SW 31 Court

HSBC Bank USA

Certified mail sent to the owner was signed by A. Lenox on 3/21/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11031111

3064 SW 14 Street
Sherilyn Barriero

Certified mail sent to the owner was signed by Denise Townsend on 3/25/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property may be in the foreclosure process. She 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: CE11031112

3092 SW 14 Street
Scott Jay Clapper

Service was via posting on the property on 4/13/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11031115

2873 SW 16 Street
John Santiago and Sofia Navarro

Certified mail sent to the owner was signed by John Santiago on 3/25/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property may be in the foreclosure process. She 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: CE11031116

2880 SW 16 Street

Apostolic Alliance Church of the Lord Jesus Christ Inc.

Certified mail sent to the registered agent was signed by Hernando Diaz on 3/28/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11031122

3075 SW 16 Street

David J. Martin

Service was via posting on the property on 4/13/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property may be in the foreclosure process. She 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: CE11031143

2888 SW 19 Court

Manrique Barquero and Jeffrey Hernandez

Service was via posting on the property on 4/13/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property may be in the foreclosure process. She 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: CE11031150

3025 SW 19 Street

Donald Scott Lutz

Service was via posting on the property on 4/13/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11031151

3040 SW 21 Court

Philip Brent Farmer

Certified mail sent to the owner was signed on 3/25/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property owner is employed out of town. She recommended a 60-day extension, with a fine of \$100 per day thereafter.

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

Case: CE11031155

3030 SW 22 Court

John W. Galinis

Certified mail sent to the owner was signed by John Galinis on 3/25/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the owner is a grant applicant. She 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: CE11031159

1983 SW 28 Lane

Hyacinth Levy

Certified mail sent to the owner was signed on 4/9/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11031160

1464 SW 28 Terrace

Chad C. Preston

Service was via posting on the property on 4/7/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property may be in the foreclosure process. She 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: CE11031168

1506 SW 28 Terrace

Alan and Adelita Billups

Service was via posting on the property on 4/14/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property may be in the foreclosure process. She 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: CE11031169

1533 SW 28 Terrace

Holdings By JD Inc.

Certified mail sent to the owner was signed on 3/26/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11031172

1601 SW 28 Terrace

Luis Esteban Lingan and Ana de Esteban Lingan

Service was via posting on the property on 4/14/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said she had spoken with the property owner, who could not attend today's hearing. She 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: CE11031176

1649 SW 28 Terrace

Arnaldo A. Sandoval

Certified mail sent to the owner was signed on 3/25/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11031177

1664 SW 28 Terrace
Sylvia Reid h/e Errol Reid

Certified mail sent to the owner was signed by Erica Reid on 3/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the owner is a potential grant applicant. She 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: CE11031178

1665 SW 28 Terrace
Mulsary Khanum h/e Mohammad Islam

Service was via posting on the property on 4/14/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property may be in the foreclosure process. She 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: CE11031180

1754 SW 28 Terrace
Shirley C. Hsi

Service was via posting on the property on 4/7/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11031183

1854 SW 28 Terrace

Gary R. Dunn

Service was via posting on the property on 4/14/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property may be in the foreclosure process. She 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: CE11031184

1932 SW 28 Terrace

Jonathan D. Laverentz and Seana K. Livingston-Laverentz

Service was via posting on the property on 4/14/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11031185

1949 SW 28 Terrace

Thomas J. Prewitt

Certified mail sent to the owner was signed on 4/11/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11031190

1481 SW 28 Way

Jose and Camille Abraham

Service was via posting on the property on 4/12/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11031194

1625 SW 28 Way

Maryann Gondeck

Service was via posting on the property on 4/13/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11031197

1656 SW 28 Way

Gary and Denise Lanier

Service was via posting on the property on 4/7/11 and at City Hall on 4/15/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11031205

1949 SW 28 Way
Thomas W. Hill and Kim E. Hill

Certified mail sent to the owner was signed by Thomas Hill on 3/26/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE11031208

2089 SW 28 Way
Lewis Rishel h/e Michael and Gala Kosok

Certified mail sent to the owner was signed by Kathie Hopler on 3/25/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended 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: CE08101715

1510 NW 19 Street
Ziyad Awadallah

Mr. McKelligett requested to vacate the final order of 5/18/09.

Judge Hull granted the vacation.

Case: CE09062489

3900 SW 13 Court
Sherley Ceinor and Francis Auguste

This case was first heard on 4/26/10 to comply by 7/26/10. Violations and extensions are as noted in the agenda. The property came into compliance on

3/31/11 after being out of compliance for 95 days. Fines have accrued to \$9500. The City requested that a fine of \$1760 be imposed.

Judge Hull imposed the \$1760 fine.

Case: CE10041951

1004 SW 24 Avenue

Timothy J. Wardenski

Mr. McKelligett requested to vacate the final order of 11/22/10.

Judge Hull granted the vacation.

Case: CE10042064

2501 Davie Boulevard

Two Y & C Investment LLC

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 been out of compliance for 60 days and fines have accrued to \$6000. The City requested a 90-day extension.

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

Case: CE10121949

2610 SW 5 Street

Charles Bledsoe

This case was first heard on 2/28/11 to comply by 3/30/11. Violations are as noted in the agenda. The property has not been in compliance for 24 days and fines have accrued to \$2400. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$2400 fine, which would continue to accrue until the property complied.

Case: CE10121960

2837 SW 14 Street

Federal National Mortgage Association

This case was first heard on 2/28/11 to comply by 3/30/11. Violations are as noted in the agenda. The City requested a 30-day extension.

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

Case: CE10121985

2025 SW 28 Avenue

Sunny Lane LLC

This case was first heard on 2/28/11 to comply by 3/30/11. Violations are as noted in the agenda. The City requested a 30-day extension. The City also requested that the time by which the property was to come into compliance would be extended through 4/25/11, which would cancel any fines that have already accrued.

Judge Hull granted a 30-day extension during which time no fines would accrue, and granted the extension on the period for compliance.

Case: CE10121987

1281 SW 28 Road

Federal National Mortgage Association % Boytchev Galina

This case was first heard on 2/28/11 to comply by 3/30/11. Violations are as noted in the agenda. The property has not been in compliance for 24 days and fines have accrued to \$2400. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$2400 fine, which would continue to accrue until the property complied.

Case: CE10121996

1270 SW 29 Terrace

Pedro Florencio and Alegria Leonor

This case was first heard on 2/28/11 to comply by 3/30/11. Violations are as noted in the agenda. The property has not been in compliance for 24 days and fines have accrued to \$2400. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$2400 fine, which would continue to accrue until the property complied.

Case: CE09071332

1645 SW 30 Street

Kenneth King

Mr. McKelligett requested to vacate the final order of 5/24/10.

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:

CE11020616	CE11031114	CE11031199
CE11022325	CE11031123	CE11031200
CE11022355	CE11031133	CE10121943
CE11022367	CE11031166	CE10121989
CE11022374	CE11031189	

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:

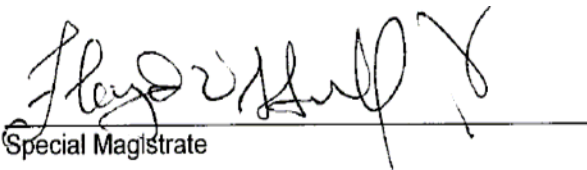
CE11022338	CE11031186	CE11031204
CE11031113	CE11031188	

Cases Without Service

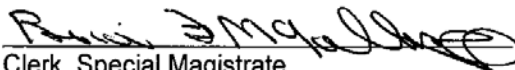
Mr. McKelligett announced that the case listed below had been withdrawn for lack of service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE11031134

There being no further business, the hearing was adjourned at **11:08 a.m.**


Special Magistrate

ATTEST:


Clerk, Special Magistrate