

**Special Magistrate WaterWorks 2011 Hearing
City Commission Meeting Room
Floyd V. Hull, Jr., Presiding
July 25, 2011
10:00 A.M. – 11:27 A.M.**

Staff Present

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

Respondents and Witnesses

CE11022346: Tyler Tuchow, owner
CE10010827: Lucy Richards, owner
CE10121934: Sonja Backman, owner
CE10062568: Howard Elfand, owner
CE11022360: Jessica Motwani, owner; Jai Motwani, owner's husband
CE10121937: Sharleda A. Jordan, owner; Tracy E. Jordan, owner's spouse
CE10121941: Matthew Delillo
CE10121958: Paul Guerrero, owner; Rebecca Guerrero, owner
CE10090372: Darlene Nicolaysen, owner
CE10040921: Wilmid Olistin, owner; Salmice Akime, translator
CE11010119: Bruce Charles Mest, owner
CE10062715: Stamee Lynn Fields, owner
CE11041667: Bradley Emmons, owner; Judie Wilson, neighbor
Ce11010111: Maxo Sinal, owner
CE11010113: Viconte Louis, owner's husband
CE11020791: Israel Ameijeiras, bank representative; Carlos Cruz, realtor; Fenel Antoine, future owner
CE11031175: Daniel Flietstra, owner
CE11030433: Steven Auerbacher, representative
CE11033063: Juan Castellano, owner
CE11031116: Diego Moncayo, pastor
CE10062631: Howard S. Sloman, Jr., owner
CE11041638: Anthony Vessillo, owner
CE11041646: Jose Bonilla, owner; Stephanie Bonilla, translator
CE11041633: Shlomi Mawardi, property manager
CE11041629: Victoria Martinez DeGarcia, owner; German Garcia Duarte, owner
CE11041631: Jose Bonilla, owner; Eliana Cuellar, 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: CE11022346

616 SW 14 Avenue
Riverside Capital Holdings LLC

This case was first heard on 4/25/11 to comply by 7/24/11. Violations are as noted in the agenda. The property is not in compliance and fines will begin to accrue on 7/26/11. The City requested a 90-day extension.

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

Case: CE11041638

4501 NW 11 Terrace
Anthony Vessillo

Certified mail sent to the owner was signed on 6/9/11 by Anthony Vessillo.

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 to accrue thereafter.

Anthony Vessillo, owner, said the property is in foreclosure and the bank has agreed to a modification.

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: CE11033063

1891 SW 30 Terrace
Juan Castellano

Certified mail sent to the owner was signed on 6/20/11 [signature illegible]. Service was also via posting at City Hall on 6/24/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Juan Castellano, 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: CE11031175

1624 SW 28 Terrace

AGL Properties Inc.

Certified mail sent to the owner was signed on 6/20/11 by Wendy Smith. Service was also via posting at City Hall on 6/24/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

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

Daniel Flietstra, 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: CE11041667

1310 NW 46 Street

Bradley Emmons

Service was via posting on the property on 6/22/11 and at City Hall on 6/24/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is in the foreclosure process. She 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: CE11030433

1801 NW 14 Avenue

Federal Home Loan Mortgage Corporation

This case was first heard on 4/25/11 to comply by 5/25/11. Violations are as noted in the agenda. The property has been out of compliance for 60 days and potential fines have accrued to \$6000. The City requested a 90-day extension.

Steven Auerbacher, representing the new property owner, said the owner has applied for permits.

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

Case: CE11020791

1619 NW 14 Avenue

Federal Home Loan Mortgage Corporation

This case was first heard on 4/25/11 to comply by 5/25/11. Violations are as noted in the agenda. The property has been out of compliance for 60 days and potential fines have accrued to \$6000. The City requested a 90-day extension.

Fenel Antoine, future owner, said he expected to close on the property later in the week.

Mr. McKelligett explained that if the owner did not feel he would reach compliance by the time 60 days have passed, he should contact the Inspector to be placed on the agenda to request additional time.

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

Case: CE10062715

1250 SW 29 Street

Stamee Fields

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 been out of compliance for 154 days and potential fines have accrued to \$15,400. The City requested a 90-day extension.

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

Case: CE11010111

1516 SW 5 Place

JRP Investment Group LLC

This case was first heard on 3/28/11 to comply by 6/26/11. Violations are as noted in the agenda. The property has been out of compliance for 28 days and potential fines have accrued to \$2800.

Maxo Sinal, owner, said he needed additional time to complete the process. He requested a 120-day extension.

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

Case: CE11010119

1116 SW 6 Street

Bruce C. and Dona M. Mest

This case was first heard on 3/28/11 to comply by 6/26/11. Violations are as noted in the agenda. The property has been out of compliance for 28 days and potential fines have accrued to \$2800.

Bruce Mest, owner, said he could complete the work within 60 days. He stated he had not been informed of the need to schedule a new hearing. Mr. McKelligett said he would change the original compliance date to today's date, which would mean no fines had accrued.

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

Case: CE11041646

4510 NW 12 Avenue

Dinora Bonilla and Jose A. Bonilla

Service was via posting on the property on 6/22/11 and at City Hall on 6/24/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is in the foreclosure process. She 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: CE11010113

1524 SW 5 Place

Madeleine Fortulus

This case was first heard on 3/28/11 to comply by 5/27/11. Violations are as noted on the agenda. The property has not been in compliance for 58 days and potential fines have accrued to \$5800. The City requested that the fine be imposed and continue to accrue.

Viconte Lewis, owner's husband, said he has contracted with a plumber, but the work has not been completed at this time. He said he is experiencing difficulties with the contractor.

Inspector Steyn recommended a 90-day extension.

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

Case: CE11031116

2880 SW 16 Street

Apostolic Alliance Church of the Lord Jesus Christ Inc.

This case was first heard on 4/25/11 to comply by 5/25/11. Violations are as noted in the agenda. The property came into compliance on 6/10/11 after being out of compliance for 15 days. Potential fines have accrued to \$1500.

Diego Moncayo, pastor, said the property owner had been out of the country and had not received mail regarding the case. The property was brought into compliance immediately upon notification. He requested that no fine be imposed.

The City also requested that no fine be imposed.

Judge Hull imposed no fine.

Case: CE11041631

4880 NW 9 Terrace

Jose Bonilla

Certified mail sent to the owner was signed on 6/7/11 by Jose Bonilla.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is in the foreclosure process. She recommended a 90-day extension, with a fine of \$100 per day thereafter.

Jose Bonilla, owner, asked what would happen if the house could not be sold during the 90-day period. Inspector Steyn advised that he contact her after 60 days if ownership of the house was still unclear.

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: CE10090372

1041 NW 21 Street
Ethel Rowland and Darlene Nicolaysen

This case was first heard on 11/22/10 to comply by 1/21/11. Violations and extensions are as noted on the agenda. The property came into compliance on 4/21/11 after being out of compliance for 37 days. Potential fines have accrued to \$3700. The City requested that fines in the amount of \$1510 be imposed.

Darlene Nicolaysen, owner, presented a letter stating she had not received a notice to appear in court on the original date of 11/22/10. A renter had signed for the letter but had not informed Ms. Nicolaysen. She requested that no fine be imposed for this reason.

Mr. McKelligett asked where mail regarding the property was received. Ms. Nicolaysen said the notice should have gone to her home address, but was not sent there. Mr. McKelligett confirmed that prior to the hearing date of 2/28/11, the notice was not sent to the correct address. Ms. Nicolaysen said she had attempted to change the address multiple times.

Judge Hull imposed a fine of \$1000.

Case: CE11022360
719 SW 14 Terrace
Jessica Motwani

This case was first heard on 4/25/11 to comply by 5/25/11. Violations are as noted in the agenda. The property has been out of compliance for 60 days and potential fines have accrued to \$6000.

Jai Motwani, owner's husband, said they were out of town and did not receive notice for the original hearing. He requested a 90-day extension.

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

Mr. McKelligett advised that once the property is in compliance, the Judge would hear the case regarding the existing fine.

Case: CE10010827
105 SW 18 Avenue
Lucy M. Richards

This case was first heard on 3/22/10 to comply by 6/20/10. Violations and extensions are as noted in the agenda. The property came into compliance on

6/10/11 after being out of compliance for 155 days. Potential fines have accrued to \$15,500. The City requested that fines in the amount of \$2760 be imposed.

Lucy Richards, owner, noted that the property came into compliance prior to the end of the current extension. She requested that no fine be imposed.

Judge Hull imposed the fine of \$2760.

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 came into compliance on 5/12/11 after being out of compliance for 120 days. Potential fines have accrued to \$12,000. The City requested that fines in the amount of \$1660 be imposed.

Salmice Akime, translator for Wilmide Olistin, owner, stated that a new contractor had been retained to complete work on the property when the first contractor did not perform the work. He said Ms. Olistin requested that no fine be imposed.

Judge Hull imposed the fine of \$1660.

Case: CE10121941

831 SW 28 Street

Matthew Deillo and Andres Vivas

This case was first heard on 2/28/11 to comply by 5/29/11. Violations are as noted in the agenda. The property has not been in compliance for 56 days and potential fines have accrued to \$5600. The City requested a 90-day extension.

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

Case: CE10121934

220 SW 22 Avenue

Sonja M. Backman

This case was first heard on 2/28/11 to comply by 5/29/11. Violations are as noted in the agenda. The property has not been in compliance for 56 days and potential fines have accrued to \$5600. The City requested that the fine be imposed and continue to accrue.

Sonja Backman, owner, said she had not been aware she should contact Inspector Steyn before her extension was finished. She requested an additional 90-day extension.

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

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 and extensions are as noted in the agenda. The property has not been in compliance for 89 days and potential fines have accrued to \$8900. The City requested that the fine be imposed and continue to accrue.

Howard Sloman, owner, said he had recently suffered health and financial complications. He requested additional time to bring the property into compliance.

Inspector Steyn recommended a 90-day extension.

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

Case: CE10121958

1031 SW 29 Street

Paul A. Guerrero and Rebecca S. Guerrero

This case was first heard on 2/28/11 to comply by 5/29/11. Violations are as noted on the agenda. The property has been out of compliance for 56 days and potential fines have accrued to \$5600. The City requested that the fine be imposed and continue to accrue.

Rebecca Guerrero, owner, requested a 90-day extension and asked that the fine be waived. Paul Guerrero, owner, added that they were unaware they should contact Inspector Steyn if the property could not be brought into compliance during the previous extension.

Mr. McKelligett recommended an additional 90-day extension.

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

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 and extensions are as noted on the agenda. The property came into compliance on 5/26/11 after being out of compliance for 35 days. Potential fines have accrued to \$3500. The City requested that a fine of \$2860 be imposed.

Howard Elfand, owner, said the property had been involved in a legal dispute regarding foreclosure. He stated that bringing the property into compliance had caused financial hardship and requested that no fine be imposed.

Judge Hull imposed the fine of \$2860.

Case: CE10121937

830 SW 30 Avenue
Sharleda Jordan

This case was first heard on 2/28/11 to comply by 5/29/11. Violations are as noted in the agenda. The property has not been in compliance for 56 days and potential fines have accrued to \$5600. The City requested that the fine be imposed and continue to accrue.

Tracy Jordan, owner's spouse, requested additional time to bring the property into compliance. He stated an inspection is scheduled for the end of the week.

Mr. McKelligett recommended an additional 90-day extension.

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

Case: CE11041633

4730 NW 10 Avenue
Fusion RE I LLC

Certified mail sent to the owner was signed on 6/7/11 by M. Brudoley.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Shlomi Mawardi, property manager, said Fusion RE I LLC acquired the property in February 2011 and had faced management challenges. He requested a 120-day extension to complete the work.

Judge Hull found in favor of the City and ordered compliance within 120 days or a fine of \$100 per day would begin to accrue.

Case: CE11041629

4840 NW 9 Terrace
Victoria M. DeGarcia and German G. Duarte

Certified mail sent to the owner was signed on 6/7/11 by M. DeGarcia.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is in the foreclosure process. She requested a 90-day extension, with a fine of \$100 per day to accrue thereafter.

A translator for German G. Duarte, owner, said he had asked if an extension could be sought if any issues arose regarding the permit. Mr. McKelligett recommended if completion does not seem possible by approximately 60 days, the owner should contact Inspector Steyn to request to be placed on the agenda so he can ask for an additional 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: CE11033047

2023 SW 29 Avenue
Citimortgage Inc. % David J. Stern PA

Certified mail sent to the owner was signed on 6/20/11 [signature illegible]. Service was also via posting at City Hall on 6/24/11.

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 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: CE11041627

4821 NW 9 Terrace
Deanna Martos

Service was via posting on the property on 6/22/11 and at City Hall on 6/24/11.

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 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: CE11041628

4831 9 Terrace
Christopher Dahm

Service was via posting on the property on 6/22/11 and at City Hall on 6/24/11.

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 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: CE11041630

4860 NW 9 Terrace
Marilyn M. Stull

Service was via posting on the property on 6/22/11 and at City Hall on 6/24/11.

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 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: CE11041632

4700 NW 10 Avenue
Mohammed F. Hanif and Anjanie Rambarrat

Certified mail sent to the owner was signed on 6/9/11 [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 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: CE11041636

4591 NW 10 Way
Ilze Jonker

Service was via posting on the property on 6/23/11 and at City Hall on 6/24/11.

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 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: CE11041639

4531 NW 11 Terrace
Rey M. Guerra and Alina Ramos

Certified mail sent to the owner was signed on 6/8/11 [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 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: CE11041640

4551 NW 11 Terrace
Ana Patricia Ticona

Service was via posting on the property on 6/23/11 and at City Hall on 6/24/11.

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 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: CE11041641

4401 NW 12 Avenue
Brett Kenneth Dvoretz

Certified mail sent to the owner was signed on 6/8/11 [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 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: CE11041642

4420 NW 12 Avenue
Keith L. Almeida

Service was via posting on the property on 6/22/11 and at City Hall on 6/24/11.

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 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: CE11041643

4421 NW 12 Avenue
Lorraine T. Tiano and Geoffrey F. Tiano

Certified mail sent to the owner was signed on 6/9/11 [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 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: CE11041645

4501 NW 12 Avenue
Joanne D. Ferreira

Service was via posting on the property on 6/22/11 and at City Hall on 6/24/11.

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 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: CE11041647

4411 NW 12 Terrace
David R. Apodaca

Service was via posting on the property on 6/22/11 and at City Hall on 6/24/11.

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 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: CE11041649

4511 NW 12 Terrace
David R. Apodaca

Service was via posting on the property on 6/22/11 and at City Hall on 6/24/11.

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 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: CE11041651

4401 NW 15 Avenue

Gerard M. Donel and Elisa Bruno Monteiro

Certified mail sent to the owner was signed on 6/8/11 by G. Donel.

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 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: CE11041652

4521 NW 15 Avenue

Gary Gendusa

Service was via posting on the property on 6/22/11 and at City Hall on 6/24/11.

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 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: CE11041661

1010 NW 45 Street

Reta McClain Est.

Certified mail sent to the owner was signed on 6/15/11 by K. McClain.

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 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: CE11041663

1251 NW 46 Court
Kurt S. Jacobs

Service was via posting on the property on 6/22/11 and at City Hall on 6/24/11.

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 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: CE11041665

1231 NW 46 Street
Heath J. Allison

Service was via posting on the property on 6/22/11 and at City Hall on 6/24/11.

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 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: CE11041673

1321 NW 46 Street
Shannon King and Minh Tran

Certified mail sent to the owner was signed on 6/9/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended a 60-day extension, with a fine of \$100 per day to accrue 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: CE11041674

1341 NW 46 Atreet
Ana and Julio Boffill

Service was via posting on the property on 6/22/11 and at City Hall on 6/24/11.

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 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: CE11041676

910 NW 47 Court
W.J. and Helen L. Dunsford

Service was via personal service to Bill Dunsford on 6/22/11. Recipient refused to sign.

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 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: CE11041680

1091 NW 47 Street

Martin Kildea

Certified mail sent to the owner was signed on 6/8/11 by Martin Kildea.

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 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: CE11041681

1000 NW 49 Street
Michael Wieben and Karen Wieben

Certified mail sent to the owner was signed on 6/8/11 by Michael Wieben.

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 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: CE11041682

1031 NW 49 Street
Dennis R. Fisher

Certified mail sent to the owner was signed on 6/8/11 [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 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: CE11041683

4640 Twin Lakes Boulevard

Ronald Fazio

Service was via posting on the property on 6/22/11 and at City Hall on 6/24/11.

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 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: CE11041688

1125 W Prospect Road
First Choice of Florida LLC

Certified mail sent to the owner was signed on 6/17/11 [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 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: CE11041690

1123 W. Prospect Road
Gabrielle Realty Holdings LLC

Certified mail sent to the owner was signed on 6/10/11 [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 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: CE11041694

1121 W Prospect Road

Hudson Investments & Assn. Inc.

Service was via posting on the property on 6/22/11 and at City Hall on 6/24/11.

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 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: CE11042856

1413 NW 15 Avenue
Wells Fargo Bank NA

Certified mail sent to the owner was signed on 6/20/11 [signature illegible]. Service was also via posting at City Hall on 6/24/11.

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 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: CE10041945

712 SW 24 Avenue
Otoniel Mazariegos

This case was first heard on 9/27/10 to comply by 1/25/11. Violations and extensions are as noted in the agenda. The property has not been in compliance for 89 days and potential fines have accrued to \$8900. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the fine of \$8900, which would continue to accrue until the property complied.

Case: CE10052242

846 NW 8 Avenue
Sun American Bank

The City requested vacation of the original order of 7/26/10.

Judge Hull vacated the order.

Case: CE10062622

1030 SW 32 Street
Stefanie Gioia

This case was first heard on 9/27/10 to comply by 1/25/11. Violations and extensions are as noted in the agenda. The property has not been in compliance for 89 days and potential fines have accrued to \$8900. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the fine of \$8900, which would continue to accrue until the property complied.

Case: CE10062697

1320 SW 26 Street
Saint Cyril Inc.

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 125 days and potential fines have accrued to \$12,500. The City requested a 90-day extension.

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

Case: CE10062704

1320 SW 28 Street
Dennis A Almendares and Dianelis Almendares Et. At.

This case was first heard on 8/23/10 to comply by 9/22/10. Violations and extensions are as noted in the agenda. The property has not been in compliance for 224 days and potential fines have accrued to \$22,400. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the fine of \$22,400, which would continue to accrue until the property complied.

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 and extensions are as noted on the agenda. The property has not been in compliance for 63 days and potential fines have accrued to \$6300. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the fine of \$6300, which would continue to accrue until the property complied.

Case: CE10110086

1607 NW 15 Terrace

Community 8 Properties LLC

This case was first heard on 1/24/11 to comply by 4/24/11. Violations and extensions are as noted on the agenda. The property came into compliance on 5/23/11 after being out of compliance for 28 days. Potential fines have accrued to \$2800. The City requested that a fine of \$2060 be imposed.

Judge Hull imposed the fine of \$2060.

Case: CE10121929

2732 SW 7 Street

Valecia A. Williams Cespedes

This case was first heard on 2/28/11 to comply by 5/29/11. Violations are as noted in the agenda. The property has not been in compliance for 56 days and fines have accrued to \$5600. The City requested a 60-day extension.

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

Case: CE10121940

123 SW 22 Terrace

Winston Deweever

This case was first heard on 2/28/11 to comply by 5/29/11. Violations are as noted on the agenda. The property has not been in compliance for 56 days and potential fines have accrued to \$5600. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$5600 fine, which would continue to accrue until the property complied.

Case: CE10121945

1440 SW 32 Court

Scott and Loran Apgar

This case was first heard on 2/28/11 to comply by 5/29/11. Violations are as noted in the agenda. The property has not been in compliance for 56 days and potential fines have accrued to \$5600. The City requested a 90-day extension.

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

Case: CE10121953

612 SW 22 Terrace
Alma E. Hepburn

This case was first heard on 2/28/11 to comply by 5/29/11. Violations are as noted in the agenda. The property came into compliance on 6/6/11 after being out of compliance for 7 days. Potential fines have accrued to \$700. The City requested that no fine be imposed.

Judge Hull imposed no fine.

Case: CE10121965

2901 SW 14 Street
Stacy Mercado and David Mercado

This case was first heard on 2/28/11 to comply by 5/29/11. Violations are as noted in the agenda. The property came into compliance on 6/6/11 after being out of compliance for 7 days. Potential fines have accrued to \$700. The City requested that no fine be imposed.

Judge Hull imposed no fine.

Case: CE10121973

1464 SW 28 Avenue
Juan Carlos Marulanda and Eilin Zapata

This case was first heard on 2/28/11 to comply by 5/29/11. Violations are as noted in the agenda. The property has not been in compliance for 56 days and potential fines have accrued to \$5600. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$5600 fine, which would continue to accrue until the property complied.

Case: CE10121992

1270 SW 29 Avenue
Juan Jose Rodriguez and Gloria Urbina

This case was first heard on 2/28/11 to comply by 5/29/11. Violations are as noted in the agenda. The property has not been in compliance for 56 days and potential fines have accrued to \$5600. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$5600 fine, which would continue to accrue until the property complied.

Case: CE10121993

1300 SW 29 Avenue
Sandy K. Usher

This case was first heard on 2/28/11 to comply by 5/29/11. Violations are as noted in the agenda. The property has not been in compliance for 56 days and potential fines have accrued to \$5600. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$5600 fine, which would continue to accrue until the property complied.

Case: CE10121995

1735 SW 29 Avenue
James P. and Jennifer Kiep

This case was first heard on 2/28/11 to comply by 5/29/11. Violations are as noted in the agenda. The property has not been in compliance for 56 days and potential fines have accrued to \$5600. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$5600 fine, which would continue to accrue until the property complied.

Case: CE11022332

545 SW 13 Avenue
611 SW 12 Avenue LLC

This case was first heard on 4/25/11 to comply by 5/25/11. Violations are as noted in the agenda. The property came into compliance on 5/31/11 after being out of compliance for 5 days. Potential fines have accrued to \$500. The City requested that no fine be imposed.

Judge Hull imposed no fine.

Case: CE11022378

715 SW 15 Avenue

Oscar Houseman and Bridget and Jacobs Hector et. al.

This case was first heard on 4/25/11 to comply by 5/25/11. Violations are as noted on the agenda. The property has not been in compliance for 60 days and potential fines have accrued to \$6000. The City requested a 90-day extension.

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

Case: CE11030543

1400 SW 31 Court

HSBC Bank USA

The City requested vacation of the original order of 4/25/11.

Judge Hull vacated the order.

Case: CE11031159

1983 SW 28 Lane

Hyacinth Levy

This case was first heard on 4/25/11 to comply by 5/25/11. Violations are as noted in the agenda. The property has not been in compliance for 60 days and potential fines have accrued to \$6000. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$6000 fine, which would continue to accrue until the property complied.

Case: CE11031169

1533 SW 28 Terrace

Holdings by JD Inc.

This case was first heard on 4/25/11 to comply by 5/25/11. Violations are as noted in the agenda. The property came into compliance on 6/6/11 after being out of compliance for 11 days. Potential fines have accrued to \$1100. The City requested that a fine of \$1060 be imposed.

Judge Hull imposed the \$1060 fine.

Case: CE11031176

1649 SW 28 Terrace

Arnaldo A. Sandoval

This case was first heard on 4/25/11 to comply by 5/25/11. Violations are as noted on the agenda. The property has not been in compliance for 60 days and potential fines have accrued to \$6000. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$6000 fine, which would continue to accrue until the property complied.

Case: CE11031180

1754 SW 28 Terrace

Shirley C. Hsi

This case was first heard on 4/25/11 to comply by 5/25/11. Violations are as noted on the agenda. The property has not been in compliance for 60 days and potential fines have accrued to \$6000. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$6000 fine, which would continue to accrue until the property complied.

Case: CE11031184

1932 SW 28 Terrace

Jonathan D. Laverentz and Seana K. Livingston-Laverentz

This case was first heard on 4/25/11 to comply by 5/25/11. Violations are as noted on the agenda. The property has not been in compliance for 60 days and potential fines have accrued to \$6000. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$6000 fine, which would continue to accrue until the property complied.

Case: CE11031190

1481 SW 28 Way

Jose and Camille Abraham

This case was first heard on 4/25/11 to comply by 5/25/11. Violations are as noted on the agenda. The property has not been in compliance for 60 days and potential fines have accrued to \$6000. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$6000 fine, which would continue to accrue until the property complied.

Case: CE11031197

1656 SW 28 Way
Gary and Denise Lanier

This case was first heard on 4/25/11 to comply by 5/25/11. Violations are as noted on the agenda. The property has not been in compliance for 60 days and potential fines have accrued to \$6000. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$6000 fine, which would continue to accrue until the property complied.

Case: CE11031208

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

This case was first heard on 4/25/11 to comply by 5/25/11. Violations are as noted on the agenda. The property has not been in compliance for 60 days and potential fines have accrued to \$6000. The City requested a 90-day extension.

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

Case: CE11010422

2151 SW 14 Court
Bank of America

The City requested vacation of the original final order of 3/28/11, as well as the order of 5/23/11, which had imposed fines.

Judge Hull vacated the orders.

Case: CE10121957

814 SW 26 Court
Donna Randolph

This case was first heard on 2/28/11 to comply by 3/30/11. Violations and extensions are as noted in the agenda. The property has not been in compliance for 25 days and potential fines have accrued to \$2500. The City requested a 90-day extension.

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

Case: CE10121930

2824 SW 9 Street

Caroline Thompson

This case was first heard on 3/28/11 to comply by 6/26/11. Violations are as noted in the agenda. The property has not been in compliance for 28 days. Inspector Steyn recommended a 90-day extension.

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

Case: CE11010130

1401 SW 9 Street
Sabrina Judah

This case was first heard on 3/28/11 to comply by 6/26/11. Violations are as noted in the agenda. The property has not been in compliance for 28 days. Inspector Steyn recommended a 90-day extension.

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

Case: CE11033069

2319 SW 30 Terrace
Jean P. Ford % S Florida Guardianship

This case was first heard on 5/23/11 to comply by 7/22/11. Violations are as noted in the agenda. The property has not been in compliance for 3 days. The City requested a 90-day extension.

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

Case: CE11031151

3040 SW 21 Court
Philip Brent Farmer

This case was first heard on 4/25/11 to comply by 6/24/11. Violations are as noted in the agenda. The property has not been in compliance for 30 days and potential fines have accrued to \$3000. The City requested a 90-day extension.

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

Case: CE11022365

801 SW 14 Terrace
Ronald U. Acosta and Julio E. Lao

This case was first heard on 4/25/11 to comply by 7/24/11. Violations are as noted in the agenda. The property is not in compliance. No fines have accrued at this time. The City requested a 90-day extension.

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

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:

| | | |
|-------------------|-------------------|-------------------|
| CE11031130 | CE11041657 | CE11041677 |
| CE11041654 | CE11041658 | CE11042858 |
| CE11041655 | CE11041659 | CE11042859 |
| CE11041656 | CE11041666 | |

Cases Closed

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:

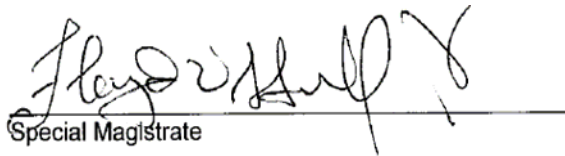
CE11041623 **CE10121944**

Cases Withdrawn

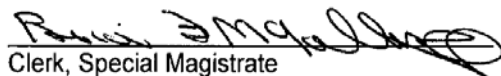
Mr. McKelligett announced that the case listed below had been withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE11041679

There being no further business, the hearing was adjourned at **11:27 a.m.**


Special Magistrate

ATTEST:


Clerk, Special Magistrate