

**Special Magistrate WaterWorks 2011 Hearing
City Commission Meeting Room
Floyd V. Hull, Jr., Presiding
August 22, 2011
10:00 A.M. – 11:07 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
Burt Ford, Building Inspector
Heather Steyn, WaterWorks 2011 Public Involvement Coordinator

Respondents and Witnesses

CE11061109: Christopher Taylor, corporate representative
CE11022334: Scarlett Watts, owner
CE11022351: Thomas Andrew, owner
CE11022352: Thomas Andrew, owner
CE10090359: Rozelle Harper, owner
CE10090346: Mimose Hilaire, owner
CE11010109: Ideris Denis, owner
CE11010114: Mirco Vietti, owner
CE10091671: Amanda Tsang, owner
CE10121932: Vera Leggett, co-owner
CE11061141: Debra Basham, owner
CE11061143: Valrene Brissett, owner; Ethelbert Brissett, owner
CE11061175: Julia Dawkins, owner
CE11061163: Elizabeth Paige, owner
CE11060996: Christopher Taylor, corporate representative
CE11060982: Christopher Taylor, corporate representative
CE11060992: Christopher Taylor, corporate representative
CE11060994: Christopher Taylor, corporate representative
CE11031120: Malia Shelton, owner; Jonathan Shelton, owner
CE11061166: Headley Francis, owner
CE11061021: Salim Khoury, owner
CE09111379: Barbara Cohen, 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: CE09111379

3316 NE 38 Street
Lawrence E. and Barbara F. Cohen

This case was first heard on 6/2/11 to comply by 7/21/11. Violations are as noted in the agenda. The property has not been in compliance for 31 days and potential fines have accrued to \$2325. The City requested that the fine be imposed and continue to accrue.

Barbara Cohen, owner, said she is waiting for her insurance company to pay a claim that has gone on for several years. She stated that she did not have funds to repair the property at this time and hoped the insurance adjuster would soon determine the proper amount to be paid.

Judge Hull asked why none of the violations has been addressed. Ms. Cohen said she had requested a copy of the adjuster's report in order to learn how they arrived at their figures, but did not know why no claim has been paid at this time.

Inspector Ford said he had visited the property today and spoken with the owners. The property is not in compliance. He felt some of the violations could be addressed by the owners with a minimal amount of money, such as painting and other non-structural repairs. He noted that the roofing permit has expired and has not been renewed.

Ms. Cohen requested a 90-day extension so the insurance adjuster could have more time to respond to the claim. She stated that she did not have the money to address the repairs or the fine.

Judge Hull imposed the fine of \$2325, which would continue to accrue until the property complied.

Mr. McKelligett stated the following two cases would be heard together.

Case: CE11022351

717 SW 14 Avenue

Thomas Andrew

This case was first heard on 4/25/11 to comply by 7/25/11. Violations are as noted in the agenda. The property came into compliance on 8/11/11 after being out of compliance for 17 days. Potential fines have accrued to \$1700. The City requested that a fine of \$1260 be imposed.

Judge Hull imposed no fine.

Case: CE11022352

721 SW 14 Avenue

Thomas Andrew and Patricia Kobelin

This case was first heard on 4/25/11 to comply by 7/25/11. Violations are as note in the agenda. The property came into compliance on 8/11/11 after being out of compliance for 17 days. Potential fines have accrued to \$1700. The City requested that a fine of \$1260 be imposed.

Thomas Andrew, owner, requested that the fine be waived or reduced, stating that he had remained in communication with the Inspector and had responded to the order to comply within 90 days. He noted that he had asked to be placed on the July 2011 docket to request an extension, but had not been scheduled to appear at that hearing; had he received this extension, he would have come into compliance sooner and no fine would have accrued.

Inspector Steyn confirmed that Mr. Andrew had been in touch with her office and had requested to be placed on the July agenda. Mr. McKelligett said in light of this, the City recommended that no fines be imposed in either case.

Judge Hull imposed no fine.

Mr. McKelligett stated that the following five cases would be heard together.

Case: CE11060982

3004 SE 4 Avenue
Second Avenue Building LLC

Certified mail sent to the owner was signed on 7/12/11 by Jennifer Bell.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Case: CE11060992

3008 SE 4 Avenue
Second Avenue Building LLC

Certified mail sent to the owner was signed on 7/12/11 by Jennifer Bell.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Case: CE11060994

3012 SE 4 Avenue
4B's Holding Co. LLC

Certified mail sent to the owner was signed on 7/12/11 by Jennifer Bell.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Case: CE11060996

3001 SE 6 Avenue
Taylor Investment Ventures LLC

Certified mail sent to the owner was signed on 7/12/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Case: CE11061007

404 SE 30 Court
Taylor Investment Ventures LLC

Certified mail sent to the owner was signed on 7/12/11 [signature illegible] and certified mail sent to the owner's registered agent was signed on 7/13/11 by T. Wheeler.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the five cases listed above are not in compliance.

Chris Taylor, representing Taylor Investment Ventures LLC, 4B's Holding Company LLC, and Second Avenue Building LLC, provided the Judge with a map of the properties. He said the businesses are working with an investment company to demolish all the buildings that are not in compliance and construct a new building where they stood. He said the companies are under a Letter of Intent and the process is taking longer than anticipated. He estimated the new project will be under contract within the next few months, 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 for each property.

Mr. McKelligett advised that Mr. Taylor should remain in contact with the Inspector's office. If he felt he could not come into compliance within the 90-day extension period, he should contact the Inspector and ask to be placed on the next agenda in order to request additional time. Judge Hull reiterated this for all present.

Case: CE11061166

3043 SW 2 Street
H. and Esneth Francis

Certified mail sent to the owner was signed on 7/13/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

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

The owner stated he was currently experiencing financial difficulty.

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: CE11010109

1508 SW 5 Place
Josephine Dennis

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 56 days and potential fines have accrued to \$5600. The City requested that the fine be imposed and continue to accrue.

Ideris Dennis, owner, said he is experiencing financial difficulty and the property is in foreclosure. He has the permits for the project and the contractor is expected to begin work the following week.

The City recommended a 60-day extension.

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

Case: CE11031120

3033 SW 16 Street
Malia Cheryl Cobbler-Shelton

This case was first heard on 4/25/11 to comply by 7/24/11. Violations are as noted on the agenda. The property came into compliance on 8/10/11 after being out of compliance for 16 days. Potential fines have accrued to \$1600. The City requested that a fine of \$1160 be imposed.

Jonathan Shelton, owner, requested that the fine be dismissed, as they had acted in good faith. Malia Shelton, owner, said they are experiencing financial difficulty.

The City recommended reducing the fine to \$260.

Judge Hull imposed the \$260 fine.

Case: CE10121932

1901 NW 16 Court
Deborah Moreland and Vera A. Leggett

This case was first heard on 3/28/11 to comply by 6/26/11. 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.

Vera Leggett, owner, said the property is in foreclosure and she is experiencing financial difficulty. Mr. McKelligett said the bank would eventually assume responsibility for the property and recommended that the fine be imposed.

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

Case: CE11010114

1532 SW 5 Place
FL Condo 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 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: CE11022334

617 SW 13 Avenue
Scarlett D. Watts

This case was first heard on 4/25/11 to comply by 7/24/11. Violations are as noted on the agenda. The property has been out of compliance for 28 days and potential fines have accrued to \$2800. The City requested that the fine be imposed and continue to accrue.

Scarlett Watts, owner, said the property is in foreclosure. She requested a 90-day extension.

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

Case: CE10091671

1821 SW 23 Terrace
Global Direct Management LLC

This case was first heard on 11/22/10 to comply by 2/20/11. Violations and extensions are as noted in the agenda. The property came into compliance on 7/20/11 after being out of compliance for 58 days. Potential fines have accrued to \$5800. The City requested that a fine of \$2060 be imposed.

Amanda Tsang, owner, requested that the fine be dismissed. She stated that the property was acquired after foreclosure and she had not been aware of the need to do the work.

Judge Hull imposed the fine of \$2060.

Case: CE11061021

3233 S Andrews Avenue
Khoury Real Estate LLC

Service was via posting on the property on 7/27/11 and at City Hall on 8/4/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Salim Khoury, owner, said he was not aware of the need to make the connection until he spoke with Inspector Steyn on 1/18/11. He then learned there was an issue with the property's ownership. He 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: CE10090346

1119 NW 17 Street
Mimose Hilaire

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 been out of compliance for 91 days and potential fines have accrued to \$9100. The City requested a 60-day extension.

Mimose Hilaire, owner, said the work is complete and the property has been inspected. The job was done on 7/7/11.

Mr. McKelligett advised that a rough inspection has been done but no final inspection has occurred yet. Ms. Hilaire said they are awaiting the final inspection.

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

Case: CE10090359

906 NW 19 Street

Rose Harper

This case was first heard on 11/22/10 to comply by 2/20/11. Violations and extensions are as noted in the agenda. The property has been out of compliance for 91 days and potential fines have accrued to \$9100. The City requested that the fine be imposed and continue to accrue.

Rose Harper, owner, said the property is in foreclosure. She requested an extension.

Judge Hull imposed the \$9100 fine, which would continue to accrue until the property complied.

Case: CE11061141

2742 SW 1 Street

Beanhead Investments LLC

Certified mail sent to the owner was signed on 7/12/11 by Debra Basham.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Debra Basham, owner, provided Judge Hull with personal information regarding her circumstances. She stated that she purchased the property on 3/30/11 and was not informed of the need to make the connection. She 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.

Ms. Basham requested that a seller's affidavit be entered into the record of her case.

Case: CE11061175

2844 SW 3 Court

Julia A. Dawkins

Service was via posting on the property on 7/27/11 and at City Hall on 8/4/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn stated the property is not in compliance. As it is in the foreclosure process, the City 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: CE11061143

2792 SW 1 Street

E.N. Brissett and Valrene Brissett

Certified mail sent to the owner was signed on 7/22/11 by V. Brissett.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Valrene and Norman Brissett, owners, 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: CE11061163

2850 SW 2 Street

Elizabeth A. Paige

Certified mail sent to the owner was signed by Elizabeth Paige.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. 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: CE11061015

29 SW 33 Street

Rinker Materials Corp. attn: Genice Dinnerman – PBR Team

Certified mail sent to the owner was signed on 7/12/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She 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: CE11061024

2601 S Federal Highway

WHSP84 LLC

Certified mail sent to the owner was signed on 7/12/11 by Reva Fletcher. Certified mail sent to the owner's registered agent was signed on 7/12/11 by Reva Fletcher.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance due to a City issue with a sewer lateral. She requested a 120-day extension, with a fine of \$100 per day to accrue thereafter.

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: CE11061144

2870 SW 1 Street

Sylvia Davis and Annette Davis, et. al.

Service was via posting on the property on 7/27/11 and at City Hall on 8/4/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She 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: CE11061145

2880 SW 1 Street
Yvette Fay Davis and Vernie Francis

Service was via posting on the property on 7/27/11 and at City Hall on 8/4/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. 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: CE11061146

2740 SW 2 Court
Lloyd E. and Panzie R. Samuels

Certified mail sent to the owner was signed on 7/12/11 by R. Panzie.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She 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: CE11061147

2751 SW 2 Court
Vincent Oatman

Service was via posting on the property on 7/27/11 and at City Hall on 8/4/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. 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: CE11061149

2821 SW 2 Court
Dwight Glizene

Service was via posting on the property on 7/27/11 and at City Hall on 8/4/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She 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: CE11061154

2750 SW 2 Street
Renet Dieujuste

Service was via posting on the property on 7/27/11 and at City Hall on 8/4/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. 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: CE11061155

2760 SW 2 Street
James E. Kelly and Stephen T. and Roulund R. Rinehart

Service was via posting on the property on 7/27/11 and at City Hall on 8/4/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She 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: CE11061157

2770 SW 2 Street
Arlester James Shorter II

Service was via posting on the property on 7/27/11 and at City Hall on 8/4/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She 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: CE11061158

2781 SW 2 Street
Jovari Enterprises Inc.

Certified mail sent to the owner was signed on 7/13/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She 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: CE11061159

2790 SW 2 Street
Randall Browning

Service was via posting on the property on 7/27/11 and at City Hall on 8/4/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. 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: CE11061160

2820 SW 2 Street
Sharon Nelson

Certified mail sent to the owner was signed on 7/13/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. The owner was unable to attend today's hearing. 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: CE11061167

3057 SW 2 Street
Germita J. and Mackley E. Altema

Service was via posting on the property on 7/27/11 and at City Hall on 8/4/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She 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: CE11061173

2836 SW 3 Court
Willie James Walden, Jr.

Certified mail sent to the owner was signed on 7/12/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She 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: CE11061177

2791 SW 3 Street
William Adolphus Galloway Est.

Certified mail sent to the owner was signed on 7/12/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. It 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: 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 not been in compliance for 89 days and potential fines have accrued to \$8900. The City requested a 90-day extension.

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

Case: CE10062580

2460 SW 16 Street
Brad Camino

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 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: CE10090311

1401 SW 32 Court

Jeffery A. Bourdreau

This case was first heard on 11/22/10 to comply by 2/20/11. Violations and extensions are as noted in the agenda. The property has been out of compliance for 91 days and potential fines have accrued to \$9100. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$9100 fine, which would continue to accrue until the property complied.

Case: CE10090312

1753 Laud Manors Drive

Roy Lee Tatum

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 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: CE10090326

2000 NW 13 Avenue

BAC Home Loans Servicing LP % Marshall C. Watson

This case was first heard on 11/22/10 to comply by 2/20/11. Violations and extensions are as noted in the agenda. The property came into compliance on 7/12/11 after being out of compliance for 50 days. Potential fines have accrued to \$5000. The City requested that a fine of \$1660 be imposed.

Judge Hull imposed the \$1660 fine.

Case: CE10090364

1217 NW 19 Street

Anna Fleurinor

This case was first heard on 11/22/10 to comply by 2/20/11. Violations and extensions are as noted in the agenda. The property has not been in compliance for 91 days and potential fines have accrued to \$9100. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$9100 fine, which would continue to accrue until the property complied.

Case: CE10090370

1310 NW 20 Street

Richard Collins

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 91 days and potential fines have accrued to \$9100. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$9100 fine, which would continue to accrue until the property complied.

Case: CE10101213

1350 SW 26 Avenue

BAC Home Loans Servicing LP % April G. Harriott

This case was first heard on 1/24/11 to comply by 2/23/11. Violations are as noted in the agenda. The property came into compliance on 7/6/11 after being out of compliance for 132 days. Potential fines have accrued to \$132,000. The City requested that no fine be imposed.

Judge Hull imposed no fine.

Case: CE10121954

800 SW 22 Terrace

Gloria S. Vega

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 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: CE10121959

2831 SW 14 Street

Paula M. Richardson

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 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: CE10121964

2891 SW 14 Street

Joshua Vallely

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 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: CE10121988

1310 SW 28 Road

Glyn Higginbotham Est. % Lindsey Higginbotham

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 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: CE10122001

1291 SW 30 Avenue

John Benedetto

The City requested vacation of the original order of 3/28/11.

Judge Hull vacated the order.

Case: CE10122004

2785 SW 17 Street

Amber Renee Bramly

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 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: CE11010120

1120 SW 6 Street
Jose Miranda and Elizabeth Miranda

This case was first heard on 3/28/11 to comply by 6/26/11. Violations are as noted in the agenda. The property came into compliance on 8/2/11 after being out of compliance for 36 days. Potential fines have accrued to \$3600. The City requested that a fine of \$1260 be imposed.

Judge Hull imposed the \$1260 fine.

Case: CE11010131

1412 SW 9 Street
Barbara J. Bourdages and Christian Bourdages

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 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: CE11010133

1432 SW 9 Street
Edgard H. Cuenca

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 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: CE11010137

531 SW 10 Avenue

Joaquin and Griselda Sosa

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 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: CE11010139

534 SW 11 Avenue
Keith Blackburn

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 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: CE11022328

824 SW 12 Avenue
Darcy Parker and Fred Schmid

This case was first heard on 4/25/11 to comply by 6/24/11. Violations are as noted on the agenda. The property came into compliance on 7/15/11 after being out of compliance for 20 days. Potential fines have accrued to \$2000. The City requested that no fine be imposed.

Judge Hull imposed no fine.

Case: CE11022345

609 SW 14 Avenue
Mark Tierney

This case was first heard on 4/25/11 to comply by 7/24/11. Violations are as noted on the agenda. The property has been out of compliance for 28 days and potential fines have accrued to \$2800. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$2800 fine, which would continue to accrue until the property complied.

Case: CE11022347

625 SW 14 Avenue
Ashton Holdings & Development 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 has been out of compliance for 28 days and potential fines have accrued to \$2800. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$2800 fine, which would continue to accrue until the property complied.

Case: CE11022358

636 SW 14 Terrace
Ashton Holdings & Development 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 has been out of compliance for 28 days and potential fines have accrued to \$2800. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$2800 fine, which would continue to accrue until the property complied.

Case: CE11022363

728 SW 14 Terrace
Alan Craig and Sheelyn M. Craig

This case was first heard on 4/25/11 to comply by 7/24/11. Violations are as noted in the agenda. The property has been out of compliance for 28 days and potential fines have accrued to \$2800. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$2800 fine, which would continue to accrue until the property complied.

Case: CE11022364

729 SW 14 Terrace
Roland W. and Lucille A. Young

This case was first heard on 4/25/11 to comply by 7/24/11. Violations are as noted in the agenda. The property has been out of compliance for 28 days and potential fines have accrued to \$2800. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$2800 fine, which would continue to accrue until the property complied.

Case: CE11022376

705 SW 15 Avenue
Naomi Dunn and Neville Dunn

This case was first heard on 4/25/11 to comply by 7/24/11. Violations are as noted in the agenda. The property has been out of compliance for 28 days and potential fines have accrued to \$2800. The City requested a 90-day extension.

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

Case: CE11031110

3024 SW 14 Street
Vandilla P. Johnson and Johnny L. Dudley

This case was first heard on 4/25/11 to comply by 7/24/11. Violations are as noted in the agenda. The property has been out of compliance for 28 days and potential fines have accrued to \$2800. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$2800 fine, which would continue to accrue until the property complied.

Case: CE11031115

2873 SW 16 Street
John Santiago and Sofia Navarro

This case was first heard on 4/25/11 to comply by 7/24/11. Violations are as noted in the agenda. The property has been out of compliance for 28 days and potential fines have accrued to \$2800. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$2800 fine, which would continue to accrue until the property complied.

Case: CE11031122

3075 SW 16 Street
David J. Martin

This case was first heard on 4/25/11 to comply by 7/24/11. Violations are as noted in the agenda. The property has been out of compliance for 28 days and

potential fines have accrued to \$2800. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$2800 fine, which would continue to accrue until the property complied.

Case: CE11031143

2888 SW 19 Court

Manrique Barquero and Jeffrey Hernandez

This case was first heard on 4/25/11 to comply by 7/24/11. Violations are as noted in the agenda. The property has been out of compliance for 28 days and potential fines have accrued to \$2800. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$2800 fine, which would continue to accrue until the property complied.

Case: CE11031157

3041 SW 22 Court

Mary Elizabeth Tashereau

This case was first heard on 4/25/11 to comply by 7/24/11. Violations are as noted in the agenda. The property has been out of compliance for 28 days and potential fines have accrued to \$2800. The City requested a 90-day extension.

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

Case: CE11031177

1664 SW 28 Terrace

Sylvia Reid and Errol Reid

This case was first heard on 4/25/11 to comply by 7/24/11. Violations are as noted in the agenda. The property has been out of compliance for 28 days and potential fines have accrued to \$2800. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$2800 fine, which would continue to accrue until the property complied.

Case: CE11031178

1665 SW 28 Terrace

Mulsary Khanum and Mohammad Islam

This case was first heard on 4/25/11 to comply by 7/24/11. Violations are as noted in the agenda. The property has been out of compliance for 28 days and potential fines have accrued to \$2800. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$2800 fine, which would continue to accrue until the property complied.

Case: CE11031183

1854 SW 28 Terrace

Gary R. Dunn

This case was first heard on 4/25/11 to comply by 7/24/11. Violations are as noted in the agenda. The property has been out of compliance for 28 days and potential fines have accrued to \$2800. The City requested that the fine be imposed and continue to accrue.

Judge Hull imposed the \$2800 fine, which would continue to accrue until the property complied.

Case: CE11031208

2089 SW 28 Way

Lewis Rishel and Gala and Michael Kosok

This case was first heard on 4/25/11 to comply by 5/25/11. Violations and extensions are as noted in the agenda. The property came into compliance on 7/27/11 after being out of compliance for 60 days. Potential fines have accrued to \$6000. The City requested that a fine of \$1110 be imposed.

Judge Hull imposed the \$1110 fine.

Case: CE10121993

1300 SW 29 Avenue

Sandy K. Usher

The City requested vacation of the original order of 7/25/11.

Judge Hull vacated the order.

The City requested a 90-day extension.

Judge Hull granted the 90-day extension.

Case: CE11041683

4640 Twin Lakes Boulevard

Ronald Fazio

This case was first heard on 7/25/11 to comply by 8/24/11. Violations are as noted in the agenda. The property is not in compliance and fines would begin to accrue on 8/25/11. 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:

CE11061018

CE11061019

CE11061170

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:

CE11061003

CE10010828

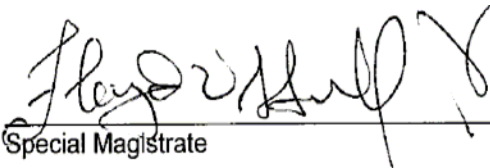
CE11031160

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:

CE11070198

There being no further business, the hearing was adjourned at **11:07 a.m.**


Special Magistrate

ATTEST:


Clerk, Special Magistrate