

**Special Magistrate WaterWorks 2011 Hearing
City Commission Meeting Room
Floyd V. Hull, Jr., Presiding
September 26, 2011
10:00 A.M. – 11:17 A.M.**

Staff Present

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

Respondents and Witnesses:

CE11061880: Bhagwantia Bachan, owner
CE11061511: Vanqueur Alexis, owner; Vilaine Policarpe, owner's daughter
CE11061881: Omingue Paul, owner; Etienne Paul, owner's son
CE11061882: Carlton Mitchell, owner
CE11061886: Francoeur Paul, owner
CE11061874: Janice Stonom, owner
CE11061922: Christopher Samuels, owner
CE11061879: Hazel Jones, owner
CE11061864: Pansy Cadien, owner; Vincent Cadien, owner
CE11061515: Milton Copeland, owner; Gwendolyn Copeland, owner
CE11061878: Desric Blair, owner
CE10042043: Thomas Flowers, owner
CE11061927: Gloria Telfair, owner
CE11061928: Angelene Jones, owner
CE11061929: Patricia Campbell, owner; Ralph Campbell, owner
CE10121935: Noel Lima, owner
CE11010119: Bruce Mest, owner
CE11041665: Heath Allison, owner
CE11031171: Arthur Bartholomew, owner
CE11030433: Steven Auerbacher, owner's representative
CE10062687: Janet Dennis, wife of executive
CE10121929: Valecia Williams Cespedes, owner
CE11061158: Gilford Brown, owner
CE11061487: Tercius Pierre-Louis, owner
CE11061501: Edward Parks, tenant
CE10121961: Jose Hernandez, representative of owner
CE11061502: Kenol Jean, owner
CE11061484: Willie Spencer, owner
CE11031113: Juan Castellano, owner; Arthur Katzman, partner

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: CE11061882

220 SW 29 Avenue
Carlton Mitchell & Euphema Mitchell

Service was via posting on the property on 9/10/11 and at City Hall on 9/12/11.

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 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: CE11061484

2856 SW 4 Street
Willie J. Spencer

Certified mail sent to the owner was signed on 9/12/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Willie Spencer, 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: CE10121935

1008 SW 22 Avenue
Dulcinea Kundzin and Noel Moreno Lima

This case was first heard on 3/28/11 to comply by 4/27/11. Violations and extensions are as noted on the agenda. The property has been out of compliance for 60 days and potential fines have accrued to \$6000. The City requested that the fine be imposed and continue to accrue.

Noel Lima, owner, stated he was suffering financial hardship.

Inspector Steyn advised that if the owner is homestead-exempt by the County, he may perform the work on the property himself, which could help defray the cost. She recommended a 90-day extension.

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

Case: CE11061880

131 SW 29 Avenue
Bhagmantia Gosine Bachan

Certified mail sent to the owner was signed on 8/13/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance; however, the owner has been in touch with her office. 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: CE11061922

450 SW 29 Terrace
Christopher and Pamela Samuels

Service was via posting on the property on 9/1/11 and at City Hall on 9/1/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Christopher Samuels, 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: CE10062687

2721 SW 13 Avenue
Madeline M. Meeker Est. Cynthia R. Baker et. al.

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 has not been in compliance

for 63 days and potential fines have accrued to \$6300. The City recommended a 90-day extension.

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

Case: CE11061487

2804 SW 5 Court

Agnes Baptiste and Tercius Pierre Louis

Certified mail sent to the owner was signed on 8/12/11 [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 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: CE11061927

631 SW 29 Terrace

Gloria Lavern Jones

Service was by appearance.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

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

Gloria Jones, 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: CE11041665

1231 NW 46 Street

Heath J. Allison

This case was first heard on 7/25/11 to comply by 8/24/11. Violations are as noted on the agenda. The property came into compliance on 8/31/11 after being

out of compliance for 6 days. Potential fines have accrued to \$600. The City recommended that no fine be imposed.

Judge Hull imposed no fine.

Case: CE11061158

2781 SW 1 Street
Jovari Enterprises Inc.

This case was first heard on 8/22/11 to comply by 9/21/11. Violations are as noted on the agenda. The property has not been in compliance for 5 days and potential fines have accrued to \$500. The City recommended an additional 90-day extension.

Gilford Brown, owner, requested a 120-day extension, citing financial hardship.

Mr. McKelligett advised that if the property is not in compliance within 60 days, the owner should contact Inspector Steyn's office to request additional time.

Judge Hull granted the 120-day extension, during which time no fines would accrue, and ordered the fines that had accrued between 9/21/11 and 9/26/11 to be abated.

Case: CE11030433

1801 NW 14 Avenue
Federal Home Loan Mortgage Corp.

This case was first heard on 4/25/11 to comply by 5/25/11. Violations and extensions are as noted on the agenda. The property came into compliance on 8/10/11 after being out of compliance for 60 days. Potential fines have accrued to \$6000. The City recommended that a fine of \$1710 be imposed.

Steve Auerbacher, representing the new property owner, stated his client was not at fault in this case, as Federal Home Loan Mortgage Corp. had never advised him there was an issue. Once he was aware of the violation, he brought the property into compliance within two weeks. He requested that the fine be waived.

Mr. McKelligett recommended that no fine be imposed.

Judge Hull imposed no fine.

Case: CE11061929

681 SW 29 Terrace
Ralph and Patricia Campbell

Certified mail sent to the owner was signed on 8/15/11 by Patricia Campbell.

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 recommended a 120-day extension, with a fine of \$100 per day thereafter.

Patricia Campbell, owner, said she no longer owns the property. She presented a certificate of title stating that the property has been sold. Mr. McKelligett advised that because the property was in Ms. Campbell's name at the Broward County Property Appraiser's Office, she must contact this office to have them change the ownership of the property, after which time the case would be withdrawn.

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: 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 and extensions are as noted on the agenda. The property has not been in compliance for 2 days and potential fines have accrued to \$200. The City recommended a 120-day extension.

Judge Hull granted the 120-day extension, during which time no fines would accrue.

Case: CE11061501

2836 SW 5 Street
Lester A. Bell. Est. Eric A. Bell

Service was via posting on the property on 9/10/11 and at City Hall on 9/12/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance; however, the owner has been in touch with her office and is experiencing issues with the contractor. The City recommended a 120-day extension, with a fine of \$100 per day 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: CE11061515

531 SW 27 Terrace
Gwendolyn Copeland and Milton Copeland

Service was via posting on the property on 9/1/11 and at City Hall on 9/1/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Milton K. Copeland, owner, said the work has been completed but the permit has not been finalized. He stated he has filed for bankruptcy.

Mr. McKelligett recommended a 60-day extension.

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: CE11061874

371 SW 28 Terrace
Janice E. Stonom

Certified mail sent to the owner was signed on 8/16/11 by J.E. Stonom.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Janice Stonom, owner, explained she had applied for a grant, but had not originally qualified due to a property tax issue. She has attempted to find out how to pursue a grant but has been unable to do so.

Mr. McKelligett recommended a 120-day extension. He advised if the owner does not qualify for a grant and comes close to the end of the extension period, she must contact Inspector Steyn's office and request additional time.

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: CE11061511

202 SW 27 Terrace
Eliamise Alexis

Service was via posting on the property on 9/1/11 and at City Hall on 9/1/11.

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 recommended a 120-day extension, with a fine of \$100 per day thereafter.

Vanqueur Alexis, representing the owner, requested a 120-day extension.

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: CE11031171

1564 SW 28 Terrace
Land a Home 1 LLC

This case was first heard on 5/23/11 to comply by 7/22/11. Violations are as noted on the agenda. The property came into compliance on 7/29/11 after being out of compliance for 6 days. Potential fines have accrued to \$600. The City recommended that no fine be imposed.

Arthur Bartholomew stated he is the former owner of the property, said a bank issue delayed the completion of work.

Judge Hull imposed no fine.

Case: CE11061502

2847 SW 5 Street
Jean Kenol

Certified mail sent to the owner was signed on 8/12/11 [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 recommended a 120-day extension, with a fine of \$100 per day 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: CE11031113

2857 SW 16 Street
Juan Castellano

This case was first heard on 5/23/11 to comply by 7/22/11. Violations are as noted on the agenda. The property came into compliance on 8/23/11 after being out of compliance for 31 days. Potential fines have accrued to \$3100. The City recommended that a fine of \$1160 be imposed.

Arthur Katzman, owner's partner, said the contractor had failed to complete the work in a reasonable time period.

Mr. McKelligett agreed that the owner had applied for the permit well in advance of the completion deadline. He recommended that no fine be imposed.

Judge Hull imposed no fine.

Case: CE11061864

500 SW 28 Avenue
Pansy Cadien and Vincent Cadien

Certified mail sent to the owner was signed on 8/12/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property was not in compliance; however, it is in the foreclosure process. She recommended a 120-day extension, with a fine of \$100 per day thereafter.

Vincent Cadien, owner, said the property is for sale by the bank. Pansy Cadien, owner, said they are experiencing financial hardship. She asked if another extension would be possible if the work was not completed within 120 days. Mr. McKelligett said they could request an additional extension. Inspector Steyn advised Ms. Cadien to contact her office after 90 days if the work is not done at that point.

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: CE11061878

541 SW 28 Terrace

Desric G. Blair

Service was via posting on the property on 9/1/11 and at City Hall on 9/1/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Desric Blair, owner, said he was experiencing financial hardship and requested an extension.

Mr. McKelligett recommended a 120-day extension, with a fine of \$100 per day 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: 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 and extensions are as noted on the agenda. The property came into compliance on 7/25/11 after being out of compliance for 56 days. Potential fines have accrued to \$5600. The City recommended that a fine of \$1210 be imposed.

Valecia Cespedes, owner, said she had been in contact with WaterWorks and had qualified for a grant. She stated she had been unable to complete the work on time due to personal circumstances, and said she could not afford the fine due to financial hardship.

Judge Hull imposed the fine of \$1210.

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 and extensions are as noted on the agenda. The property came into compliance on 8/17/11 after being out of compliance for 48 days. Potential fines have accrued to \$4800. The City recommended that a fine of \$1310 be imposed.

Jose Hernandez, owner's representative, said the property was inspected on 7/22/11, which meant the property came into compliance prior to the due date.

Mr. McKelligett noted that the property was under new ownership and recommended that no fine be imposed.

Judge Hull imposed no fine.

Case: CE11061886

301 SW 29 Avenue
Francoeur J. and Francine D. Paul

Certified mail sent to the owner was signed on 8/13/11 by Francine Paul.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance.

Francoeur Paul, owner, said he was experiencing financial hardship and requested a 120-day extension.

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: CE10042043

573 SW 27 Avenue
Thomas J. Flowers Est.

This case was first heard on 9/27/10 to comply by 10/27/10. Violations and extensions are as noted on the agenda. The property came into compliance on 8/24/11 after being out of compliance for 119 days. Potential fines have accrued to \$11,900. The City recommended that a fine of \$3060 be imposed.

Thomas Flowers, owner, said he was experiencing financial hardship and had used all his resources to complete the work on the property.

Judge Hull imposed the fine of \$3060.

Case: CE11061879

480 SW 28 Way
Hazel Jones

Service was via posting on the property on 9/1/11 and at City Hall on 9/1/11.

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 recommended a 120-day extension, with a fine of \$100 per day thereafter.

Hazel Jones, owner, said she was experiencing financial hardship and could not afford the connection.

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

Case: CE11061881

210 SW 29 Avenue
Omingue Paul

Service was via posting on the property on 9/1/11 and at City Hall on 9/1/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property was not in compliance; however, it is in the foreclosure process. She recommended a 120-day extension, with a fine of \$100 per day thereafter.

Mr. McKelligett said the property owner did not speak English and no interpreter was available. The case was withdrawn at this time.

Case: CE11061928

661 SW 29 Terrace
Angelene M. Jones

Service was via posting on the property on 9/1/11 and at City Hall on 9/1/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance; however, the owner has been in touch with the Inspector's office. She recommended a 120-day extension, with a fine of \$100 per day 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: CE11051074

3680 SW 12 Place

PNMAC Mortgage Opportunity Fund Investors LLC

Certified mail sent to the owner was signed on 8/15/11 by Ali Williams.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 120-day extension, with a fine of \$100 per day 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: CE11060998

3218 SE 6 Avenue
SDJ LLC and Kay Jenkins

Certified mail sent to the owner was signed on 8/13/11 by Kay Jenkins.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property is not in compliance. She recommended a 120-day extension, with a fine of \$100 per day 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: CE11061184

2809 SW 4 Court
Thelma Folson, Velma L. Folson and Tracy L. Folson

Certified mail sent to the owner was signed on 8/15/11 by V. Folson.

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: CE11061187

2849 SW 4 Court

Verisseau Noaralis

Certified mail sent to the owner was signed on 8/15/11 by Jeanne Bellot.

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: CE11061430

2825 SW 4 Place
Leslie and Patricia Grant

Service was via posting on the property on 9/1/11 and at City Hall on 9/1/11.

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: CE11061438

2846 SW 4 Place
Willie R. Stubbs and Mattie L. Stubbs

Service was via posting on the property on 9/1/11 and at City Hall on 9/1/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended a 120-day extension, with a fine of \$100 per day 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: CE11061440

2847 SW 4 Place

Henry V. Clyne and Melsada V. Clyne

Certified mail sent to the owner was signed on 8/12/11 by Melsada Clyne.

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: CE11061460

2854 SW 4 Place
Ameristar Investments Group LLC

Certified mail sent to the owner was signed on 8/12/11 [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: CE11061482

2845 SW 4 Street
Marilyn K. Gallington

Certified mail sent to the owner was signed on 8/16/11 by Marilyn Gallington.

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: CE11061486

2860 SW 4 Street

Federic Henri

Certified mail sent to the owner was signed on 8/12/11 [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: CE11061488

2808 SW 5 Court
Mireya Martinez

Service was via posting on the property on 9/1/11 and at City Hall on 9/1/11.

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: CE11061500

2829 SW 5 Street
George Hardy and Mary Ann Hardy

Certified mail sent to the owner was signed on 8/15/11 by Mary Ann Hardy.

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: CE11061510

2833 SW 6 Street

Indymac Florida Rentals LLC

Certified mail sent to the owner was signed on 8/12/11 [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: CE11061513

501 SW 27 Terrace

Federal National Mortgage Assn % Law Offices of David Stern PA

Certified mail sent to the owner was signed on 8/12/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended a 120-day extension, with a fine of \$100 per day 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: CE11061514

511 SW 27 Terrace

Roger Symons

Certified mail sent to the owner was signed on 8/15/11 by Roger Symons.

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: CE11061517

542 SW 27 Terrace

Jodi M. Turbyfill and Terrence L. Turbyfill

Service was via posting on the property on 9/1/11 and at City Hall on 9/1/11.

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: CE11061863

457 SW 28 Avenue
Sandra Hyppolite

Certified mail sent to the owner was signed on 8/15/11 by S. Hyppolite.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended a 120-day extension, with a fine of \$100 per day 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: CE11061865

540 SW 28 Avenue
Idel Simmons and James Brown

Certified mail sent to the owner was signed on 8/15/11 [signature illegible].

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended a 120-day extension, with a fine of \$100 per day 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: CE11061871

261 SW 28 Terrace

James C. and Ernestine A. Weldon

Certified mail sent to the owner was signed on 8/16/11 by Ernestine Weldon.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended a 120-day extension, with a fine of \$100 per day 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: CE11061872

272 SW 28 Terrace
Betty J. Moss Est.

Service was via posting on the property on 9/1/11 and at City Hall on 9/1/11.

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: CE11061898

360 SW 29 Avenue
Calvin and Ernestine L. German

Certified mail sent to the owner was signed on 8/13/11 [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: CE11061900

431 SW 29 Avenue

Dominic R. Delgado

Service was via posting on the property on 9/1/11 and at City Hall on 9/1/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended a 120-day extension, with a fine of \$100 per day 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: CE11061905

230 SW 29 Terrace
Deutsche Bank Natl. Tr. Co. Trustee
% David J. Stern, P.A.

Service was via posting on the property on 9/1/11 and at City Hall on 9/1/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn recommended a 120-day extension, with a fine of \$100 per day 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: CE11061906

300 SW 29 Terrace
Gwendolyn R. Leno

Certified mail sent to the owner was signed on 8/15/11 [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: CE11011006

1901 W Broward Boulevard
Salvation Army Inc.% ARC-Jim Moyer

This case was first heard on 7/26/10 to comply by 10/24/10. Violations and extensions are as noted on the agenda. The property has not been in compliance for 94 days and potential fines have accrued to \$9400. The City recommended an additional 120-day extension.

Judge Hull granted the 120-day extension, during which time no fines would accrue.

Case: CE10062551

328 SW 22 Street
William T. Bingham

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 has been out of compliance for 64 days and potential fines have accrued to \$6400. The City recommended that the fine be imposed and continue to accrue.

Judge Hull imposed the \$6400 fine, which would continue to accrue until the property complied.

Case: CE10062556

308 SW 23 Street
Serlien Jean-Louis

This case was first heard on 3/28/11 to comply by 4/27/11. Violations and extensions 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 recommended 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: CE11030400

1271 SW 28 Road
Federal Home Loan Mortgage Corp.

This case was first heard on 5/23/11 to comply by 7/22/11. Violations are as noted on the agenda. The property has not been in compliance for 65 days and potential fines have accrued to \$6500. The City recommended an additional 120-day extension.

Judge Hull granted the 120-day extension, during which time no fines would accrue.

Case: CE11031110

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

The City requested vacation of the original final order of 8/22/11.

Judge Hull vacated the final order of 8/22/11.

Case: CE11031134

2860 SW 18 Street
Gary E. Hammonds

This case was first heard on 5/23/11 to comply by 7/22/11. Violations are as noted on the agenda. The property has not been in compliance for 65 days and potential fines have accrued to \$6500. The City recommended that the fine be imposed and continue to accrue.

Judge Hull imposed the \$6500 fine, which would continue to accrue until the property complied.

Case: CE11031205

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

This case was first heard on 4/25/11 to comply by 5/25/11. Violations and extensions are as noted on the agenda. The property has not been in compliance for 35 days and potential fines have accrued to \$3500. The City recommended that the fine be imposed and continue to accrue.

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

Case: CE11032536

1909 NW 9 Avenue
CRP II-Lauderdale Manor LLC

This case was first heard on 5/23/11 to comply by 7/22/11. Violations are as noted on the agenda. The property has not been in compliance for 65 days and potential fines have accrued to \$6500. The City recommended a 120-day extension.

Judge Hull granted the 120-day extension, during which time no fines would accrue.

Case: CE11033022

1656 SW 29 Avenue
Robert M. Kenny and Janet Coffigy

This case was first heard on 5/23/11 to comply by 8/21/11. Violations are as noted on the agenda. The property has not been in compliance for 35 days and potential fines have accrued to \$3500. The City recommended that the fine be imposed and continue to accrue.

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

Case: CE11033046

1982 SW 29 Avenue
Robert Ernest Doe Est.

This case was first heard on 5/23/11 to comply by 7/22/11. Violations are as noted on the agenda. The property has not been in compliance for 65 days and potential fines have accrued to \$6500. The City recommended that the fine be imposed and continue to accrue.

Judge Hull imposed the \$6500 fine, which would continue to accrue until the property complied.

Case: CE11033047

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

This case was first heard on 7/25/11 to comply by 8/24/11. Violations are as noted on the agenda. The property has not been in compliance for 34 days and potential fines have accrued to \$3400. The City recommended that the fine be imposed and continue to accrue.

Judge Hull imposed the \$3400 fine, which would continue to accrue until the property complied.

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 and extensions are as noted on the agenda. The property came into compliance on

8/11/11 after being out of compliance for 2 days. Potential fines have accrued to \$200. The City requested that no fine be imposed.

Judge Hull imposed no fine.

Case: CE11041641
4401 NW 12 Avenue
Brett Kenneth Dvoretz

This case was first heard on 7/25/11 to comply by 8/24/11. Violations are as noted on the agenda. The property came into compliance on 9/12/11 after being out of compliance for 18 days. Potential fines have accrued to \$1800. The City recommended that a fine of \$960 be imposed.

Judge Hull imposed the \$960 fine.

Case: CE11041651
4401 NW 15 Avenue
Gerard M. Donel and Elisa Bruno Monteiro

This case was first heard on 7/25/11 to comply by 8/24/11. Violations are as noted on the agenda.

Mr. McKelligett explained that the City has learned this property is an empty lot, which would not require a connection to the sewer system. He requested vacation of the original final order of 7/25/11.

Judge Hull vacated the final order of 7/25/11.

Case: CE11033013
1480 SW 29 Avenue
Angela Denise Bryant and Jason M. Dennis

This case was first heard on 5/23/11 to comply by 8/21/11. Violations are as noted on the agenda. The property has not been in compliance for 35 days and potential fines have accrued to \$3500. The City requested that the fine be imposed and continue to accrue.

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

Case: CE09071106
1533 SW 32 Court
Christopher Vonzech

This case was first heard on 1/25/10 to comply by 2/24/10. Violations and extensions are as noted on the agenda. The property has not been in compliance for 208 days and potential fines have accrued to \$20,800. The City recommended an additional 120-day extension.

Judge Hull granted the 120-day extension, during which time no fines would accrue.

Case: CE11042856

1413 NW 15 Avenue
Wells Fargo Bank NA

This case was first heard on 7/25/11 to comply by 8/24/11. Violations are as noted on the agenda. The property has not been in compliance for 32 days and potential fines have accrued to \$3200. The City recommended a 120-day extension.

Judge Hull granted the 120-day extension, during which time no fines would accrue.

Mr. McKelligett stated that the property owner in case CE:11061881 had returned with an interpreter and his case could be heard at this time.

Case: CE11061881

210 SW 29 Avenue
Omingue Paul

Service was via posting on the property on 9/1/11 and at City Hall on 9/1/11.

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

Inspector Steyn said the property was not in compliance; however, it is in the foreclosure process. She recommended a 120-day extension, with a fine of \$100 per day thereafter.

Etienne Paul, owner's son, translated for Omingue Paul, owner. He said Mr. Paul is experiencing financial hardship and asked if a further extension could be granted. Mr. McKelligett advised that if the property is not in compliance within 90 days, he could request an extension from Inspector Steyn's Office.

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.

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:

**CE11061474
CE11061490
CE11061494**

**CE11061519
CE11061896
CE11061925**

CE10121956

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:

CE11061509

CE11041643

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:

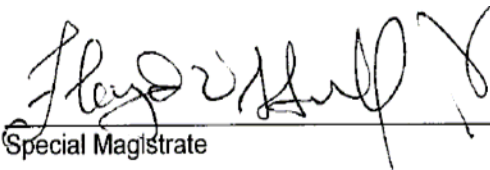
**CE11061512
CE11061868**

**CE11061881
CE11033027**

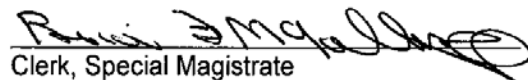
CE11041661

Note: CE11061881 was later heard on page 25.

There being no further business, the hearing was adjourned at **11:17 a.m.**


Special Magistrate

ATTEST:


Clerk, Special Magistrate