



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE ANN FLYNN PRESIDING  
JANUARY 27, 2022  
9:00 A.M.**

**Staff Present:**

Mary Allman, Administrative Assistant  
Christine Chaney, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Katrina Jordan, Administrative Supervisor  
Antonio Wood, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Wanda Acquavella, Code Compliance Officer  
Marco Aguilera, Code Compliance Officer  
Stephanie Bass, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Julio Davila, Code Compliance Supervisor  
Paulette Del Grosso, Code Compliance Officer  
Darrin Emmons, Code Compliance Officer  
Bovary Exantus, Code Compliance Officer  
Manuel Garcia, Sr. Code Compliance Officer  
Patrice Jolly, Code Compliance Officer  
Captain Robert Kisarewich, Fire Inspections Officer  
Dorian Koloian, Senior Code Compliance Officer  
Bryan Lopez, Code Compliance Officer  
Evan Oaks, Code Compliance Officer  
Wilson Quintero, Sr. Code Compliance Officer  
Wilson Quintero Jr., Code Compliance Officer  
Michelle Shahryar, Code Compliance Officer  
Reginald White, Code Compliance Supervisor

**Respondents and witnesses**

CE21050919; CE21050921: Sidney Miller	CE21080878: Luke Hangan; Woodside Noel
CE21050406: Elizabeth Giles; Robert Singleton; Jaylan Singleton	CE19071860: Steven Williams
SE21060071: Matthew Tucker	CE21040322; CE20110388: Justin Salmon
CE21100782: Emel Onur	CE21060188: Deborah Gross
CE21060915: Headley McLaren; Laura McLaren Bailey	SE21090527: Edward Esquivel
CE21071109: Dilma Melendez	CE21020531: George Criscione
CE21071110: Nicolas Model Cortney Cogdell	CE21090285: Alex Rondin
CE21090090: Julie Griffin; Theresa Rogers	CE21071152: Jarrett Williams
CE21040220: James Houston	CE19061756: Lawrence Szeliga
SE21090555: Asi Topaz	CE21100636: Jeffrey Green
CE21080705: Frenil Vayalumkal	CE20081210: Bruce Williams
CE21120149; CE21100300; CE21060765: Andras Vlaics	CE21100664: Connor Milo
CE21100702: John Phillips; Patricia Omanoff	SE21090321: JR and Donna Clarke
CE21110092: Nicolae Comsa	

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:02 A.M.

**Case: SE21090321**

Citation Appeal

5181 NE 19 AVE

CLARKE, J R & DONNA J

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VIOLATIONS: 24-7(b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 9/17/21 and the trash remained on 9/20/21. The City had subsequently removed the trash on 9/21/21.

Donna Clarke said she had someone trim the trees and put the trimmings out for bulk pickup. She had then left the home and when she returned found the citation. She could not move the pile when she returned because it was too large. She was unaware of any rules regarding how long she could put out the bulk trash before pickup was scheduled.

Ms. Flynn denied the appeal.

**Case: SE21060071**

Citation Appeal

807 SE 18 CT  
TUCKER, SARAH

VIOLATIONS: 24-7(b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 6/7/21 and the trash remained on 6/9/21. The City had subsequently removed the trash on 6/10/21.

Matthew Tucker referred to his own photos and stated everyone in the four-unit building put trash out in the same area. He stated this was an Airbnb rental and the notice had flown off before they visited the property. Mr. Tucker said this was not their trash, but because he had not received mail notice until 61 days later, he could not prove who put the trash there by reviewing his camera footage. Officer Acquavella described the notice requirements. Mr. Tucker insisted there was a due process issue.

Ms. Flynn denied the appeal.

**Case: SE21090555**

Citation Appeal

1050 SW 30 ST  
MERUM PRIORATI USA LLC

VIOLATIONS: 24-7(b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 9/29/21 and the trash remained on 10/1/21. The City had subsequently removed the trash on 10/4/21.

Asi Topaz said the palm fronds had fallen from the trees in the wind. He added that they had not seen the notice because they did not live there.

Ms. Flynn denied the appeal.

**Case: CE21100702**

Citation Appeal

1321 ORANGE ISLE  
OMANOFF, PATRICIA

This case was first cited on 10/20/21 to comply by 10/20/21. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$20,750 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, said the citation related to a sunken boat. He said the property owner, Patricia Omanoff, had allowed someone to keep the vessel at her property but the owner had never returned for it. Ms. Omanoff reported the boat to the marine unit but the City would not remove the boat. The boat was removed on January 11, 2022 and Ms. Omanoff had paid \$7,500 for the removal. Officer Garcia recommended imposition of the fines.

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John Phillips, attorney, said Officer Garcia's supervisor had indicated they did not object to reducing the fine. He noted the expense Ms. Omanoff had incurred to remove the boat. Mr. Phillips stated his client had done everything possible, and noted she had been the victim of a "boat squatter" and reported it to the police.

Julio Davila, Code Compliance Supervisor, said he had never promised to reduce the fines for this case but had informed Mr. Phillips that he must ask the magistrate for a reduction.

Patricia Omanoff said she had appealed to everyone possible and been told she could not remove the boat because it did not belong to her. Florida Fish and Wildlife Conservation Commission, who had been to the property several times, had informed her that if/when the boat sank, it would be derelict and she could move it. Ms. Omanoff had visited the City to report she could not attend the December hearing and been told it would be rescheduled but received a notice to appear at the December meeting.

Ms. Hasan said Ms. Omanoff had indicated in her narrative that she gave the boat's previous owner permission to leave the boat for one week.

Officer Garcia noted the citation was issued as an immediate fine for an irreversible violation because the boat presented a navigational hazard.

Ms. Omanoff described her efforts to remove the boat and said she had visited the boat's owner and he refused to sell her the title so she could move it.

Mr. Phillips requested there be no fines.

Ms. Flynn reduced the fine to \$5,500.

**Case: CE21090285**

2571 NW 18 CT

RA INVESTMENT HOMES LLC

This case was first heard on 11/9/21 to comply by 12/14/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,150 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines, and said administrative costs totaled \$580.

Alex Rondin said he had been out of the country when the violation occurred, but had addressed it as soon as he returned. He requested a fine reduction.

Ms. Flynn imposed administrative costs of \$580.

**Case: CE21100636**

2841 N OCEAN BLVD

VANTAGE VIEW INC

Service was via posting at the property on 12/9/21 and at City Hall on 1/13/22.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-309(A) **WITHDRAWN**

THE ELEVATOR IS NOT FUNCTIONING PROPERLY, MECHANICAL AND/OR ELECTRICAL  
THE EQUIPMENT IS IN DISREPAIR.

9-304(b)

THE CIRCULAR DRIVEWAY ALONG FEDERAL HIGHWAY IS IN DISREPAIR.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 28 days or a fine of

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\$50 per day.

Jeffrey Green requested three to six months because they were doing other permitted work on the property. Officer Koloian suggested 91 days and ordering the respondent to attend the 4/28/22 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day and ordered the respondent to attend the 4/28/22 hearing.

**Case: CE21060188**

Request For Extension

1751 NW 26 TER

WILSON, ADELE S;

GROSS, D A & WILSON, JUNE E

This case was first heard on 11/9/21 to comply by 12/7/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$12,750.

Manuel Garcia, Senior Code Compliance Officer, recommended a 42-day extension.

Deborah Gross said the property manager had moved and she needed to address the violation herself.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

**Case: CE21100300**

1212 NW 14 ST

COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 1/5/22 and at City Hall on 1/13/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO SWALE/RIGHT-OF-WAY.

9-304(b) **COMPLIED**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Andras Vlaics agreed to comply within 28 days.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

**Case: CE21120149**

1133 NW 5 ST

COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 12/28/21 and at City Hall on 1/13/22.

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Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c) **COMPLIED**

THERE ARE THREE DERELICT VEHICLE(S) ON THIS PROPERTY, ONE OBSTRUCTING THE SIDEWALK FRONT LEFT WHEEL DAMAGED, AND TWO ON THE PROPERTY WITHOUT A TAG AND EXPIRED TAG.

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BROKEN, POLES ARE BROKEN AND MISSING PARTS ON THE FENCE.

47-21.16.A. **COMPLIED**

THERE ARE DEAD TREES ON THIS PROPERTY CREATING A NUISANCE TO THE RESIDENTS AND COMMUNITY.

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE DRIVEWAY HAS DIRT, OIL STAINS, TRASH AND DEBRIS ON IT.

47-34.4.B.1. **COMPLIED**

THERE IS OVERNIGHT PARKING OF DERELICT VEHICLES AT THIS LOCATION.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day, per violation.

Andras Vlaics agreed to comply within 49 days.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day, per violation.

**Case: CE21060765**

1609 LAUDERDALE MANOR DR  
COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 1/8/22 and at City Hall on 1/13/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO REFRIGERATOR, TABLES, FISH TANK AND OTHER MISCELLANEOUS ITEMS. THIS IS A NON-PERMITTED LAND USE IN THIS RS-8 ZONED RESIDENTIAL PROPERTY.

47-34.4.B.1. **COMPLIED**

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION. THERE IS A BOAT ON TRAILER PARKED ON THE SWALE OF THIS PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE ROTTEN AND IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-4.(c)

THERE IS A DERELICT BOAT ON A TRAILER PARKED ON THE SWALE OF THIS PROPERTY WITH NO TAG OR REGISTRATION.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Andras Vlaics agreed to comply, but said the tenant was being evicted and he needed more than 35 days. Officer Exantus suggested 63 days.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation.

**Case: CE21100664**

3021 NW 19 ST

AUER DA FA LLC

% FAMILY DOLLAR;

ATTN: LEASE ACCOUNTING ST #30486

Personal service was made on 1/7/22. Service was also via posting at City Hall on 1/13/22.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.5.D.5.

THERE IS A BUFFER WALL ON THIS B-2-COUNTY ZONED PROPERTY THAT NEEDS REPAIR. THERE ARE CRACKS AND UNEVEN AREAS ON THE BUFFER WALL.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day. He confirmed the buffer wall was required where this property abutted residential properties.

Connor Milo agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day and ordered the respondent to attend the 3/24/22 hearing.

**Case: CE21071152**

2637 GULFSTREAM LN

HOLM, MARLYS J

Certified mail was accepted on 12/20/21. Service was also via posting at City Hall on 1/13/22.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4(c) **COMPLIED**

THERE IS A DERELICT VEHICLE ON THE DRIVEWAY IN FRONT OF THIS PROPERTY, BLUE VOLVO V70XC AWD WITH PENNSYLVANIA TAG: FXM - 6874 EXPIRED SINCE 2018.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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9-280(h)(1)

THE CHAIN LINK FENCE IN THE REAR YARD IS IN DISREPAIR. THE TOP BAR SECTIONS OF THE SCREEN MESH IS DETACHED FROM THE FENCE OR REMOVED. SECTIONS OF THE CHAIN LINK FENCE ARE BENT AND NOT IN GOOD REPAIR.

18-12(a)

THERE IS TRASH AND DEBRIS ON THE PROPERTY. THE TREE DEBRIS IS COVERING THE GROUND AND THE WOODEN PORCH. THE WOODEN PORCH IS BEYOND REPAIR AND HAS ACCUMULATED DEBRIS.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Jarrett Williams requested 90 days because a permit was needed for the fencing. Officer Quintero suggested 56 days.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$25 per day, per violation.

**Case: CE21050919**

Request For Extension

706 NW 1 AVE  
BLUE RIVER REALTY LLC

This case was first heard on 12/9/21 to comply by 1/13/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,400.

Gustavo Caracas, Code Compliance Officer, recommended a 28-day extension.

Sidney Miller said the repairs were complete.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

**Case: CE21100782**

CITATION

842 SW 11 CT  
ONUR, EMEL

This case was first cited on 11/22/21 to comply by 12/7/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,800 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Emel Onur said she had not filed an appeal because she had been out of the country.

Ms. Flynn imposed the \$6,800 fine.

**Case: CE21080878**

1646 NE 12 TER  
GRACE COMMUNITY DEVELOPMENT CORP. OF FLORIDA INC

Service was via posting at the property on 1/13/22 and at City Hall on 1/13/22.

Michelle Shahryar, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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Officer Shahryar presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Woodside Noel requested 60 days.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE21050921**

712 NW 1 AVE

BLUE RIVER REALTY LLC

Service was via posting at the property on 12/28/21 and at City Hall on 1/13/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (CE-19081395, CE-19020558, CE-17070214) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

9-280(h)(1)

THE CHAIN LINK FENCE LOCATED ON THE VACANT LOT IS IN A STATE OF DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING OVER.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Sidney Miller agreed to comply with 28 days.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

**Case: CE21050406**

Request For Extension

801 SW 31 AVE

GILES, ELIZABETH

This case was first heard on 10/28/21 to comply by 1/27/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and no fines had accrued.

Manuel Garcia, Senior Code Compliance Officer, reported the permit had been issued and recommended a 63-day extension.

Robert Singleton agreed to the extension.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

**Case: CE19061756**

Request For Extension

2700 NW 16 ST

RHODES, JOHNNIE LEE H/E

RHODES, VALLERY ANN

This case was first heard on 7/29/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,425 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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Lawrence Szeliga, City of Fort Lauderdale Housing and Community Development, described the significant work done on the property over the last six months. He said there were delays with windows now, but they should be installed by the end of February. He requested 45 days.

Bovary Exantus, Code Compliance Officer, recommended 70 days.

Ms. Flynn granted a 70-day extension, during which time no fines would accrue.

**Case: CE21110092**

Citation Appeal

1329 NE 1 AVE  
COMSA, NICOLAE

This case was first cited on 11/5/21 to comply by 11/21/21. Violations were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,400 and the City was requesting the full fine be imposed and continue to accrue.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Nicolae Comsa explained that he owned the property and said the tenant had denied renting the property and would not communicate with him. He presented an affidavit granting approval to use the property as an Airbnb if the tenant met the City's requirements. Ms. Hasan noted that part of the certificate process included an inspection of the property, so the tenant must allow that.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue, and ordered the respondent to attend the 3/24/22 hearing.

**Case: CE21060915**

912 NW 13 ST  
MC LAREN, HEADLEY

Service was via posting at the property on 1/12/22 and at City Hall on 1/13/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-27.(b)

THERE ARE WASTE CONTAINERS LEFT OUT OVERNIGHT AFTER COLLECTION DAY  
AND NOT PULLED BACK TO AN APPROVED LOCATION.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

9-306 **COMPLIED**

18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR  
ITS SWALE.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day, per violation.

Laura McLaren Bailey said the violations had been corrected.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day, per violation.

**Case: CE21080705**

1113 SW 22 TER  
VAYALUMKAL, FRENIL J & CARRIANNE

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Service was via posting at the property on 12/15/21 and at City Hall on 1/13/22.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h) **COMPLIED**

9-280(b) **COMPLIED**

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

47-34.1.A.1. **COMPLIED**

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 PROPERTY. THERE IS OUTDOOR STORAGE TAKING PLACE AT THE PROPERTY THAT CONSISTS OF BUT IS NOT LIMITED TO TABLE AND CHAIRS, BUCKETS, FUMIGATION CONTAINER, FURNITURE, PLASTIC SCOOPER AND OTHER MISCELLANEOUS ITEMS.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Sec. 24-27.(b) **COMPLIED**

18-4.(c) **COMPLIED**

9-304(b)

THE DRIVEWAY APPROACH ON THE PROPERTY IS IN DISREPAIR. THE DRIVEWAY APPROACH DOES NOT COMPLY WITH THE REGULATIONS AS IT IS NOT A HARD AND DUSTLESS SURFACE.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$25 per day, per violation.

Frenil Vayalumkal agreed to comply within 49 days.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day, per violation.

**Case: CE21040220**

Request For Extension

1011 NW 14 ST  
HOUSTON, JANIE & JAMES

This case was first heard on 8/26/21 to comply by 10/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$9,800.

Bovary Exantus, Code Compliance Officer, recommended a 21-day extension.

James Houston agreed to the extension.

Ms. Flynn granted a 21-day extension, during which time no fines would accrue.

**Case: SE21090527**

Citation Appeal

2160 SW 16 CT

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ESQUIVEL, TAMARA SUE

VIOLATIONS: 24-7(b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wilson Quintero Jr., Code Compliance Officer, testified that the property had been cited on 9/28/21 and the trash remained on 9/30/21. The City had subsequently removed the trash on 10/1/21.

Edward Esquivel said he felt the fine was excessive. He believed a neighbor had put the trash on his property.

Ms. Flynn denied the appeal.

**Case: CE21090090**

1007 CITRUS ISLE

HOTTENROTT, FRANK

Service was via posting at the property on 12/4/21 and at City Hall on 1/13/22.

Darrin Emmons, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: Sec. 24-27.(b) **COMPLIED**

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS A METAL PIECE OF DUCTWORK AND WHAT APPEARS TO BE PLYWOOD BOARDS UNDER THE CARPORT. WHICH IS A NON-PERMITTED LAND USE IN RD-15 ZONING PER ULDR TABLE 47-5.12.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FASCIA HAS STAINING AND AREAS WHERE IT MAY REQUIRES REPAIR.

9-278(e)

THERE ARE WINDOWS THAT ARE COMPLETELY COVERED BY STORM SHUTTERS FOR 1007 AND 1009.

9-308(a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

Officer Emmons presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day, per violation.

Julie Griffin, neighbor, said the back of the property, which faced her property across the canal, was in worse condition than the front. She and other neighbors had complained regarding the condition of the property.

Wilson Quintero, Sr. Code Compliance Officer, said he had previously cited the property. He said the property had a manager and he would contact him.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day, per violation.

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**Case: CE21020531**

2221 SW 28 WAY  
CRISCIONE, GEORGE J

This case was first heard on 6/8/21 to comply by 7/6/21 and 12/7/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$46,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines.

George Criscione said he did not know what violations remained. Ms. Flynn stated there were materials stored and a fence in disrepair. Mr. Criscione said the house had a construction permit. He described ongoing work at the property and said he had retained only the materials he needed for construction.

Ms. Flynn imposed the \$46,100 fine, which would continue to accrue until the property was in compliance.

**Case: CE19071860**

1651 NW 26 AVE  
WILLIAMS, STEVEN

This case was first heard on 3/5/20 to comply by 4/2/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,000 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines.

Steven Williams said he was unaware of any of the hearings. By the time he attended a hearing, only the roof violation remained. He had explained at that hearing that he had been waiting on an insurance claim. Officer Garcia recalled hearings Mr. Williams had attended since June.

Ms. Flynn imposed a fine of \$3,800 for the time the property was out of compliance.

**Case: CE21071109**

952 NW 24 AVE  
SFR 2012-1 FLORIDA LLC

Service was via posting at the property on 1/8/22 and at City Hall on 1/13/22.

Evan Oaks, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **COMPLIED**  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-304(b)  
THE DRIVEWAY PARKING AREA IS NOT MAINTAINED IN A SMOOTH WELL GRADED CONDITION. THERE ARE OIL STAINS AND CRACKS IN NEED OF RESURFACING REPAIR.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Dilma Melendez agreed.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

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**Case: CE20081210**

2960 NW 19 ST  
SP BROWARD GARDENS LP

Service was via posting at the property on 1/7/22 and at City Hall on 1/13/22.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.5.D.5.

THERE IS A BUFFER WALL ON THE PROPERTY ZONED RMM-25 THAT NEEDS REPAIR.  
THE SUBJECT WALL AT THIS PROPERTY IS IN POOR CONDITION AS IT APPEARS  
DAMAGED AND CRACKED.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day.

Bruce Williams said he had a survey and the wall was not on his property. Officer Garcia explained the wall was built to separate a commercial property from residential properties. He noted that the damage to the wall was being caused by trees on the property. Officer Garcia requested a continuance for 28 days.

Reginald White, Code Compliance Supervisor, stated they would confirm with Zoning which property the wall was on.

Ms. Flynn continued the case for 28 days.

**Case: CE21040322**

Request For Extension

1716 NW 15 CT  
SIBBLIES, BEATRICE

This case was first heard on 7/29/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$14,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. Ms. Jordan said City staff was working with Ms. Sibblies regarding a lien reduction.

Bovary Exantus, Code Compliance Officer, said he would not oppose an extension.

Justin Salmon requested a 120-day extension.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue.

**Case: CE20110388**

Request For Extension

1716 NW 15 CT  
SIBBLIES, BEATRICE

This case was first heard on 8/26/21 to comply by 9/9/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Justin Salmon requested a 120-day extension.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue.

**Case: FC21110010**

817 NW 57 ST  
CARTER PROPERTY ENTERPRISES INC

Personal service was made on 1/6/22. Service was also via posting at City Hall on 1/13/22.

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Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: NFPA 1:43.1.2.1, FFP  
SPRAY OPERATIONS OF FLAMMABLE LIQUIDS, COMBUSTIBLE LIQUIDS AND/OR  
COMBUSTIBLE POWDERS ARE BEING PERFORMED INSIDE THE BUILDING, BUT NOT  
IN AN APPROVED SPRAY BOOTH, SPRAY ROOM OR SPRAY AREA.

NFPA 1:1.12.1, FFPC  
WORK HAS BEEN DONE THAT REQUIRES A PERMIT.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation and an order for the respondent to attend the 2/24/22 hearing. He said the owner and tenant were both cooperating.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 2/24/22 hearing.

**Case: CE21100245**

2300 NW 14 CT  
CALDWELL, WILLIAM A

Service was via posting at the property on 12/15/21 and at City Hall on 1/13/22.

Marco Aguilera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND  
WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND  
COVER POSSIBLY CAUSED BY VEHICLES PARKING ON THE SWALE.

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day.

**Case: CE21120259**

1131 NW 5 ST  
BUY RENT SELL NOW LLC

Service was via posting at the property on 12/28/21 and at City Hall on 1/13/22.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS NOT MAINTAINED. THERE IS DIRT AND OILS STAINS ON  
PAVED SURFACE.

47-34.4.B.1. **COMPLIED**

18-12.(a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-4.(c) **COMPLIED**  
THERE ARE DERELICT VEHICLE(S) AT THE PROPERTY, INCLUDING BUT NOT  
LIMITED TO VEHICLES WITHOUT AND/OR EXPIRED TAGS.

9-276(c)(3)  
THERE ARE RATS AND INSECTS IN THIS MULTIFAMILY DWELLING.

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Officer Quintero presented the case file into evidence and recommended ordering compliance with 9-276(c)(3) within 14 days or a fine of \$250 per day and with 9-304(b) and 18-12.(a) within 28 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-276(c)(3) within 14 days or a fine of \$250 per day and with 9-304(b) and 18-12.(a) within 28 days or a fine of \$100 per day, per violation.

**Case: CE21080948**

939 NW 16 TER  
HANNA, DIANA H

Service was via posting at the property on 1/12/22 and at City Hall on 1/13/22.

Bryan Lopez, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. IT HAS WEEDS GROWING THROUGH IT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Lopez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation.

**Case: CE21100466**

STIPULATED AGREEMENT

1455 W SUNRISE BLVD  
AZIZ TEXACO INC

Service was via posting at City Hall on 1/13/22.

VIOLATIONS: 47-20.20.(H) **COMPLIED**

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE CRACKS, HOLES AND THE BLACK TOP IS FADED.

47-21.11.A.

THE LANDSCAPING IS NOT MAINTAINED. THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

47-19.5.D.5.

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THE BUFFER WALL ON THE PROPERTY IS NOT IN GOOD REPAIR, NOT BEING MAINTAINED OR SECURE. SECTIONS ARE MISSING, DISCOLORED AND HAVE MILDEW ALONG WITH CHIPPED AND MISSING PAINT.

9-280(h)(1)

THE WOODEN AND CHAIN-LINK FENCES AT THIS PROPERTY ARE IN DISREPAIR AND ARE NOT BEING MAINTAINED AS REQUIRED. THERE ARE PARTS AND SECTIONS OF THE FENCES THAT ARE DISCONNECTED AND MISSING.

The City had a stipulated agreement with the owner to comply within 63 days or a fine of \$50 per day, per violation.

Ms. Flynn approved the stipulated agreement, found in favor of the City, and ordered compliance within 63 days or a fine of \$50 per day, per violation.

**Case: CE21100388**

1301 NW 11 CT

1817 NW 15TH ST LLC

Service was via posting at the property on 1/8/22 and at City Hall on 1/13/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **COMPLIED**

24-27.(b) **COMPLIED**

THERE ARE WASTE CONTAINERS LEFT OUT OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER SWALE AREA.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day, per violation.

**Case: CE21060370**

3317 NE 15 ST

TANTIKIJ, TARN

Service was via posting at the property on 12/1/21 and at City Hall on 1/13/22.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-313.(a) **COMPLIED**

INSTALLED HOUSE NUMBERS ARE NOT VISIBLE FROM THE STREET AND ARE OBSCURED BY VEGETATION AND VEHICLES.

9-305(a) **COMPLIED**

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE PAVED DRIVEWAY IS NOT MAINTAINED. THERE IS PLANT GROWTH IN THE DRIVEWAY. THIS IS A RECURRING VIOLATION UNDER CASE 18062188 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION UNDER CASE 18062188 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

18-12.(a) **WITHDRAWN**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-4.(c) **COMPLIED**

Officer Koloian presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation. She also found that 9-304(b) was a recurring violation.

**Case: CE21050582**

3016 BAYSHORE DR  
BAYSHORE HOTEL LLC

Service was via posting at the property on 1/13/22 and at City Hall on 1/13/22.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.5.E.7. **COMPLIED**

THE WOOD FENCE ON EAST SIDE OF PARCEL SURROUNDING VACANT LOT IS IN DISREPAIR. IT HAS SLATS MISSING AND/OR BROKEN.

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE AREAS THAT ARE UNEVEN. THERE ARE POTHOLES AND THE STRIPING IS WORN OUT AND NEEDS TO BE REPAINTED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation and ordering the respondent to attend the 3/24/22 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 3/24/22 hearing.

**Case: CE21100293**

1100 NW 14 ST  
MANDKE FAMILY INVESTMENTS LLC

Personal service was made on 1/5/22. Service was also via posting at City Hall on 1/13/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE/RIGHT-OF-WAY.

47-34.1.A.1. **COMPLIED**

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF PERSONAL GOODS AND MATERIALS.

9-308(b) **COMPLIED**

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

9-306 B **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

**Case: CE21100294**

1112 NW 14 ST  
ROGERS, THERESA

Service was via posting at the property on 1/5/22 and at City Hall on 1/13/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.1.A.1. **COMPLIED**

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE RS-8 ZONING DESIGNATION AREA UNDERNEATH THE CARPORT OF PERSONAL GOODS AND MATERIALS.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

**Case: CE21100296**

1200 NW 14 ST  
WILLIAMS, MAE PEARL

Service was via posting at the property on 1/5/22 and at City Hall on 1/13/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE/RIGHT-OF-WAY/FRONTAGE OF THE HOME.

9-304(b) **COMPLIED**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day.

**Case: CE21100302**

1330 NW 13 AVE  
JOSEPH, JEAN J

Service was via posting at the property on 1/5/22 and at City Hall on 1/13/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY/SIDEWALK.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO SWALE/RIGHT-OF-WAY AREAS.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-4.(c) **COMPLIED**

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day, per violation.

**Case: CE21071064**

636 NE 1 AVE  
RRAC FLAGLER 626 LLC;  
%SAUL EWING ARNSTEIN & LEHR LLP

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Service was via posting at the property on 1/5/22 and at City Hall on 1/13/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-1.

THERE IS GRAFFITI AT THIS VACANT PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY OR ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

**Case: CE21071110**

954 NW 24 AVE  
NICOLAS, MODE

Service was via posting at the property on 1/8/22 and at City Hall on 1/13/22.

Evan Oaks, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **COMPLIED**

9-304(b)

THE DRIVEWAY PARKING AREA IS NOT WELL MAINTAINED AND WELL GRADED.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day.

**Case: CE21100163**

1615 NW 8 AVE  
GEFFRARD, ALANS

Service was via posting at the property on 1/5/22 and at City Hall on 1/13/22.

Evan Oaks, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-7(b) **COMPLIED**

18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING AND DETACHED FROM THE VERTICAL POLES.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day, per violation.

**Case: CE21100519**

700 NW 18 ST 1-2  
DANIEL, SAMUEL W

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Service was via posting at the property on 1/6/22 and at City Hall on 1/13/22.

Evan Oaks, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE AREA.

9-304(b)

THE DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND HOLES ON THE DRIVEWAY.

18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY, ITS SWALE AND/OR AT THE REAR OF THE PROPERTY.

47-21.16.A. **COMPLIED**

Officer Oaks presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE21100844**

1341 NW 2 AVE

EMMANUEL, ORIOL & MYRLANDE

Service was via posting at the property on 1/7/22 and at City Hall on 1/13/22.

Evan Oaks, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE HOUSE NUMBERS ARE FADED AND/OR MISSING.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(h)(1) **COMPLIED**

9-280(f) **COMPLIED**

Officer Oaks presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE21100849**

STIPULATED AGREEMENT

2481 SW 7 ST

SOWDER, W THOMAS JR EST

Service was via posting at City Hall on 1/13/22.

VIOLATIONS: 9-308(b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS DISCOLORED.

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9-304(b)

THE GRAVEL DRIVEWAY ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH. THERE ARE SECTIONS OF THE DRIVEWAY THAT HAVE GRASS GROWING THROUGH IT.

The City had a stipulated agreement with the owner to comply within 63 days or a fine of \$50 per day, per violation.

Ms. Flynn approved the stipulated agreement, found in favor of the City, and ordered compliance within 63 days or a fine of \$50 per day, per violation.

**Case: CE21100622**

417 SW 25 TER

INDUS LLC

Service was via posting at the property on 12/15/21 and at City Hall on 1/13/22.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c) **COMPLIED**

THERE ARE DERELICT VEHICLES BEING STORED ON THE PROPERTY. THE SUBJECT VEHICLES WERE OBSERVED TO BE MISSING MAJOR PARTS IN JACK STANDS AND OVERGROWTH AS HIGH AS THE FRAME OF THE VEHICLE WHICH IS CONSISTENT TO THE DERELICT DEFINITION UNDER SECTION 18-3.

18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-304(b)

THERE ARE VEHICLES STORED ON THE GRASS AREA OF THE PROPERTY. IN ADDITION, THE DRIVEWAY ON THE PROPERTY APPEARS TO BE UNEVEN AND OVERGROWN. THERE APPEARS TO BE CRACKS AND MISSING AREAS ON THE CONCRETE DRIVEWAY AND REQUIRES MAINTENANCE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A BROKEN WINDOW ON THE PROPERTY THAT REQUIRES MAINTENANCE.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE21120191**

1817 NW 25 TER

1817 NW 25 TER LLC

Personal service was made on 1/7/22. Service was also via posting at City Hall on 1/13/22.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA OF THE PROPERTY. IN ADDITION, THE DRIVEWAY APPROACH OF THE PROPERTY IS IN NEED OF MAINTENANCE. THE APPROACH IS UNEVEN AND FULL OF DIRT. GRAVEL IS NOT MAINTAINED AND IS ENCROACHING IN THE SIDEWALK.

18-4.(c) **COMPLIED**

THERE ARE DERELICT VEHICLES STORED ON THE PROPERTY. THE DERELICT VEHICLES CONSIST OF BUT ARE NOT LIMITED TO YELLOW CHEVROLET MONTE CARLO AND RED FORD EDGE.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation.

**Case: CE21100819**

3351 SW 20 ST  
DUPLIY, DMITRIY

Certified mail was accepted on 12/22/21. Service was also via posting at City Hall on 1/13/22.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306 **COMPLIED**

THE EXTERIOR STRUCTURE OF THIS BUILDING HAS NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, GARAGE DOOR THAT IS BROKEN AT THE BOTTOM, NEEDS TO BE REPAIRED OR REPLACED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

18-4.(c) **COMPLIED**

THERE ARE DERELICT VEHICLES ON THE PROPERTY DRIVEWAY OF THIS OCCUPIED RESIDENTIAL DWELLING, INCLUDING BUT NOT LIMITED TO A SILVER DODGE RAM 3500 - CUX2209 (COVERED) AND ONE WHITE FORD F-150 - NO TAG. THIS IS A RECURRING CODE VIOLATION OF SEVEN (7) PREVIOUS CASES SINCE 2019 FOR THE SAME VIOLATION.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING THE SWALE AREA.

15-28

RUNNING A BUSINESS FROM THIS RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING A ZONING AND BUSINESS TAX RECEIPT FROM THE CITY.

47-39.A.1.b (7) (a)1. **COMPLIED**

THERE IS A COMMERCIAL VEHICLE STORED/PARKED IN FRONT OF THIS PROPERTY AT ALL TIMES. THIS IS A RECURRING CODE VIOLATION OF SEVEN (7) PREVIOUS CASES SINCE 2019 FOR THE SAME VIOLATION.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

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Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

**Case: CE21120270**

Citation Appeal

636 NE 12 AVE  
VICTORIA PARK AT 12 LLC

This case was first cited on 12/9/21 to comply by 12/10/21. Violations were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,200 and the City was requesting the full fine be imposed and continue to accrue.

The respondent was not present and Ms. Flynn denied the appeal.

**Case: CE21110065**

CITATION

1515 NE 12 ST  
LUE, NIGEL CHRISTOPHER

This case was first cited on 11/5/21 to comply by 11/8/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,050 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$1,050 fine.

**Case: CE20080189**

900 NW 17 AVE  
KIDAR, DAVID;  
KIDAR, SHAUL  
%BENNY DEHRY

This case was first heard on 7/29/21 to comply by 8/12/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE20120988**

1536 NW 6 ST  
1551 SISTRUNK LLC

This case was first heard on 3/9/21 to comply by 5/11/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$33,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bryan Lopez, Code Compliance Officer, recommended a 63-day extension.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

**Case: CE21050554**

1 W SUNRISE BLVD  
WMA INVESTORS LTD PARTNER;  
% WALGREEN CO ATTN: RE PROP TAX

This case was first heard on 11/9/21 to comply by 11/19/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,900 fine, which would continue to accrue until the property was in compliance.

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**Case: CE21080287**

CITATION

1333 NW 5 AVE  
DORELIEN, GILBERT

This case was first cited on 10/6/21 to comply by 10/7/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$250 fine.

**Case: CE19082293**

Vacate Final Order 10/12/2021

120 NW 16 ST  
WE EQUITY FUND LLC

This was a request to vacate the final order dated 10/12/21.

Ms. Flynn vacated the final order dated 10/12/21.

**Case: CE21071055**

924 NW 24 AVE  
SANTIAGO, HECTOR J

This case was first heard on 10/28/21 to comply by 12/2/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE21040856**

1500 NW 7 AVE 1-2  
COOPER, CORBEL G

This case was first heard on 10/28/21 to comply by 12/2/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,600 fine, which would continue to accrue until the property was in compliance.

**Case: CE21100400**

CITATION

416 SE 19 ST  
BARGER, JONATHAN H/E;  
BARGER, BRUCE A

This case was first cited on 11/8/21 to comply by 11/23/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,800 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$5,800 fine.

**Case: CE19070591**

1131 NW 16 CT  
SPARTI, HAROLD S JR

This case was first heard on 9/9/20 to comply by 9/19/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,475 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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Ms. Flynn imposed the \$17,475 fine, which would continue to accrue until the property was in compliance.

**Case: CE21030319**

1751 NW 27 TER

THOMPSON, DWIGHT H/E;

MONCRIEF, STEPHANIE ET AL

This case was first heard on 11/9/21 to comply by 12/7/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,100 fine, which would continue to accrue until the property was in compliance.

**Case: CE21120064**

CITATION

2709 NW 19 ST

JOHNSON, H W

This case was first cited on 12/2/21 to comply by 12/2/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$250 fine.

**Case: CE21090101**

1620 NW 25 TER

FRANCOIS, ROGER & JOCELEINE G

This case was first heard on 11/9/21 to comply by 12/14/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE21080694**

Request For Extension

1021 SW 22 AVE

HERRERA, WILLIAM

This case was first heard on 11/9/21 to comply by 12/21/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$5,550.

The respondent was not present.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines.

Ms. Flynn did not grant an extension.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 56 and 57 into the record as an exhibit.

**Cases Complied**

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21090605

CE21080873

**Cases Rescheduled**

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21100342

**Cases Closed**

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21120547

**Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases with No Service**

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

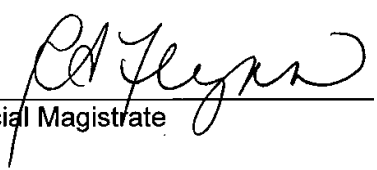
None

**Respondent Non-Appearance**

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

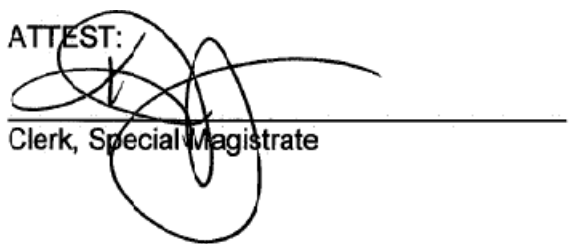
None

There being no further business, the hearing was adjourned at 12:16 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate