



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE ANN FLYNN PRESIDING  
JUNE 30, 2022  
9:00 A.M.**

**Staff Present:**

Mary Allman, Administrative Assistant  
Christine Chaney, Administrative Assistant  
Monique Drake, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Katrina Jordan, Administrative Supervisor  
Porshia Williams, Assistant Director, Development Services  
Rhonda Hasan, Assistant City Attorney  
Marco Aguilera, Code Compliance Officer  
Stephanie Bass, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Christina Caserta, Code Compliance Officer  
Leonard Champagne, Sr. Code Compliance Officer  
Julio Davila, Code Compliance Supervisor  
Paulette DelGrosso, Code Compliance Officer  
Bovary Exantus, Code Compliance Officer  
Manuel Garcia, Sr. Code Compliance Officer  
Patrice Jolly, Sr. Code Compliance Officer  
Robert Kisarewich, Fire Safety Captain  
Dorian Koloian, Senior Code Compliance Officer  
Roberto Meneses, Code Compliance Officer  
Evan Oaks, Code Compliance Officer  
Karen Proto, Code Compliance Officer  
Wilson Quintero Jr., Code Compliance Officer  
Bernstein Saimbert, Code Compliance Officer  
Rafael Santos, Code Compliance Officer  
Michelle Shahryar, Code Compliance Officer  
Reginald White, Code Compliance Supervisor

**Respondents and witnesses**

CE22050182; CE22050180; CE22040852: Jordan Brown	CE22040705: Sedrick Wright
CE22040416: Stuart Reynolds	CE22010421: Joshua Adam Scheib
CE22040728: Ricardo Gonzalez	CE21100166: Damien Williams
CE22040647: Eddie Ellis	CE21100873: Deonorine Dalip
CE22031020; CE22031247: Julian Siegel	CE21110563: Alexandra Carter; Adonis Carter
CE21080080: Kamal Hossain	CE21080201: Ivan Tar
CE22031325: James Krumme	CE21090518: Alvin Lewis
CE22030604: Moody Enaiett	CE22050062: Aixa Skinner Abdala; Juan Skinner
CE22020350: Florvil St. Louis	CE22010828: Megan Lagasse
CE22031250: Scott Stringham	CE22040684: Eric Jackwin
CE21040220: James Houston	CE22030787; CE22030778: Aryn Lakhani
CE22020349: Enrique Finol	CE22020797: Jennifer Brussi
CE21100432: Goran Dragoslavlic; Guy Strempack; Leover Charles; Carl Patregnani	CE22040238: Moche Roumanet
CE21100192; CE22010460; CE21060765: Goran Dragoslavlic; Guy Strempack	CE22040697: David Hoffman
CE22030939: Patrick Jules	CE21090619: Ghulam Usman
	CE22010243: Annette Rey
	CE22020144: James Louis Mertz; David Cannady

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CE22040207: Monica Solsonia  
CE21100402: Bernadette Waisome  
CE21050038: Roya Edwards  
CE22040382: Christopher Kennedy  
CE21100237: Willaim Ford III

CE21060623: Ashley Farringer; Keith Schafer  
CE21020954: Abbie Spencer  
CE21090563: Amineh Rasmussen; Thomas Rasmussen;  
Louis Weber; Rod Feiner  
CE22040383: Frank Rubino  
CE21100908: Robert Cohen

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

The meeting was called to order at 9:00 A.M.

**Case: CE22031325**

801 NE 17 CT  
JAMES L KRUMME SR REV TR;  
KRUMME, SARAH ELIZABETH B TRUSTEE

Service was via posting at the property on 6/9/22 and at City Hall on 6/16/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 47-21.15.D.  
A GUMBO LIMBO TREE ON THE SIDE OF THE HOME, ADJACENT TO THE GARAGE  
FACING NE 8 AVE, HAS BEEN HAT RACKED.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day. He said a permit had been issued but the property was not in compliance yet.

James Krumme agreed to comply within 42 days.

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

**Case: CE22010421**

1611 SW 23 AVE  
SCHEIB, JOSHUA ADAM

Service was via posting at the property on 6/17/22 and at City Hall on 6/16/22.

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

VIOLATIONS: 47-19.5.B.1.A.II  
THERE IS PLANT OVERGROWTH ALONG THE REAR SOUTH SIDE ABUTTING THE  
WATERWAY NOT MAINTAINING THE REQUIRED SIGHT VISIBILITY AREA.

47-19.3(h) **Complied**

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

Joshua Adam Scheib agreed to comply.

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

**Case: CE21060623**

2831 SW 14 ST  
FARRINGER, ASHLEY N

This case was first heard on 2/24/22 to comply by 5/26/22. Violations and extensions were as noted in the agenda. The

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property was not in compliance, fines had accrued to \$3,400 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, said a permit was in process and recommended a 91-day extension with an order for the respondent to attend the 9/29/22 hearing.

Ashley Farringer and Keith Schafer, her attorney, agreed to the extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/29/22 hearing.

**Case: CE21100192**

1522 NW 8 AVE 1-2

DRAGOSLAVIC, GORAN

This case was first heard on 2/24/22 to comply by 3/24/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,950 and the City was requesting the full fine be imposed. Hard cost totaled \$893.

Evan Oakes, Code Compliance Officer, recommended imposition of the fines.

Goran Dragoslavac said an employee had been handling code violations but Mr. Dragoslavac had now taken on that responsibility. He said it had been difficult to work around the tenants' cars and requested a fine reduction.

Julio Davila, Code Compliance Supervisor, noted that several of Mr. Dragoslavac's properties had code violation, including repeat violations. He did not recommend any decrease in the fines.

Guy Stremback, attorney, noted that the ultimate goal was compliance, and the property was now in compliance. He requested a fine reduction.

Ms. Flynn imposed a fine of \$1,600 for the time the property was out of compliance.

**Case: CE21060765**

1609 LAUDERDALE MANOR DR

COMMUNITY 8 PROPERTIES LLC

This case was first heard on 1/27/22 to comply by 3/31/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,725 and the City was requesting the full fine be imposed.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fines.

Guy Stremback, attorney, said he had filed an eviction proceeding to remove the tenant. The owner had needed to rent three dumpsters to remove the debris after the tenant left.

Ms. Flynn imposed a fine of \$1,800 for the time the property was out of compliance.

**Case: CE21100432**

1113 NW 11 CT

DRAGOSLAVIC, GORAN; DRAGOSLAVIC, TERESA

This case was first heard on 2/24/22 to comply by 4/7/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,750 and the City was requesting the full fine be imposed. Hard costs totaled \$580.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fines.

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Guy Strempack, attorney, stated he had filed an eviction action against this tenant and the owner had cleared out the property afterwards. He explained that the tenant was responsible for the fines, per the lease agreement.

Leover Charles, former tenant, said he had been collecting donations of items to sell and to send the proceeds to his family in Haiti. He stated he had no money now to pay the fine.

Carl Patregnani, Mr. Charles's employer, said he had acted to help Mr. Charles comply when they received the eviction notice. Mr. Patregnani said Mr. Charles would not be able to find another place to live and Mr. Patregnani would pay the fine and Mr. Charles would pay him back.

Ms. Flynn stated she was not pleased that the owner, Mr. Dragoslavic, had shifted responsibility for the fine to the tenant.

Mr. Strempack said the materials Mr. Charles stored included cars and other items that were not easy to remove. He said Mr. Dragoslavic wished to allow Mr. Charles back into the property.

Ms. Flynn imposed a fine of \$1,000 for the time the property was out of compliance.

**Case: CE22010460**

1528 NE 3 AVE

COMMUNITY 8 PROPERTIES LLC

This case was first heard on 3/24/22 to comply by 4/21/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,750 and the City was requesting the full fine be imposed. Hard costs totaled \$626.

Bernstein Saimbert, Code Compliance Officer, recommended imposition of the fines.

Goran Dragoslavic, owner, said he had complied the violations once he was aware of them. He requested a reduction of the fine.

Ms. Flynn imposed the \$1,750 fine.

**Case: CE21090619**

2625 N OCEAN BLVD

USMAN, GHULAM

Personal service was made on 6/1/22. Service was also via posting at City Hall on 6/16/22.

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

VIOLATIONS: 18-4.(a) **Complied**

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

THERE IS A SILVER MITSUBISHI ECLIPSE - NO TAG-VIN # 4A3AC25F17E036245  
PARKED/STORED ON THE PROPERTY.

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

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

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

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT BEING MAINTAINED, INCLUDING BUT NOT LIMITED TO ROOF FLASHING, GUTTERS AND AIR CONDITIONER WALL UNIT OPENINGS.

47-19.4.D.8. **Complied**

THERE IS A DUMPSTER ENCLOSURE (WOODEN GATES) THAT IS NOT MAINTAINED AT THIS LOCATION.

47-20.20.(H)

THE PARKING FACILITIES ARE NOT BEING MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE IS IN DISREPAIR, STRIPES MISSING OR FADED, WHEEL STOPS IN DISREPAIR.

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

Ghulam Usman said he had difficulty paying the bills because he had not collected rent for 18 months. He requested 60 days. Officer Koloian agreed and requested the respondent be ordered to attend the 8/23/22 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 8/25/22 hearing.

**Case: CE21090563**

**ORDERED TO REAPPEAR**

3041 NE 49 ST  
BPL LLC

This case was first heard on 2/24/22 to comply by 3/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Dorian Koloian, Senior Code Compliance Officer, said nothing had changed at the property.

Rod Feiner, attorney for the owner, said the owner was responsible to relocate the tenants and two people had been relocated but there were probably 15 left to relocate. He believed the rest could be relocated within 30 days.

Thomas Rasmussen, neighbor, recalled asking the original facility owner to be a good neighbor, but stated the property had become a horrible neighbor, with several police and emergency services calls each month. He asked that the residents be removed to restore quiet to the residential neighborhood.

Louis Weber, neighbor, said there were approximately 40 residents in the facility.

Ms. Flynn did not grant an extension, so fines would begin to accrue on 7/1/22..

**Case: CE21100908**

**REQUEST FOR EXTENSION**

5180 NW 12 AVE  
RMC REAL HOLDINGS LLC

This case was first heard on 2/24/22 to comply by 4/7/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$200.

Bernstein Saimbert, Code Compliance Officer, recommended a 56-day extension, because the owner had recently met with staff, with a requirement the respondent attend the next hearing.

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Robert Cohen agreed to the extension.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/25/22 hearing.

**Case: CE22030604**

824 SE 6 CT

ENAIETT, LINDSAY H/E;

ENAIETT, MOODY

Service was via posting at the property on 6/7/22 and at City Hall on 6/16/22.

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

VIOLATIONS: 9-305(a)

THERE IS LANDSCAPE MATERIAL THAT WAS PLACED ON THE PROPERTY,  
ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY/SIDEWALKS.

25-100.

LANDSCAPING WAS PLACED/PLANTED ON THE PUBLIC RIGHT-OF-WAY WITHOUT  
FIRST OBTAINING REQUIRED ENGINEERING AND LANDSCAPING PERMITS FROM THE  
CITY.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation. He acknowledged that compliance would take time, and that the owner was being diligent, and suggested the owner email a request for an extension if needed.

Moody Enaiett requested more than 63 days because he was planning to install a fence. Officer Caracas agreed.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day, per violation and ordered the respondent to attend the 9/29/22 hearing.

**Case: CE22010828**

**CITATION**

2301 SE 17 ST

TRUST NUMBER P66-2020;

P66 LAND TRUST LLC TRUSTEE

This case was first cited on 1/29/22 to comply by 2/8/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,000 and the City was requesting the full fine be imposed. No appeal had been received.

Manuel Garcia, Senior Code Compliance Officer, recommended reducing the amount owed to \$300 to cover administrative costs.

Megan Lagasse agreed to the reduction.

Ms. Flynn imposed a fine of \$300 for administrative costs.

**Case: CE21080201**

1844 SE 1 AVE

MONIS, ANN

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 in compliance, fines had accrued to \$900 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, recommended reducing the amount owed to \$300 to cover administrative costs.

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Ivan Tar requested no fine be imposed. He said the previous owners had caused the violations and they had spent significant money to bring the property into compliance. There had also been confusion regarding the case's scheduling.

Ms. Flynn imposed no fine.

**Case: CE21100873**

1830 NW 26 TER

JESULENE HOME HEALTH CARE LLC

This case was first heard on 3/24/22 to comply by 4/21/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,900 and the City was requesting the full fine be imposed. Hard costs totaled \$764.

Karen Proto, Code Compliance Officer, recommended reducing the amount owed to \$764 to cover administrative costs.

Deonorine Dalip agreed to the reduction.

Ms. Flynn imposed administrative costs of \$764.

**Case: CE22010243**

2648 NASSAU LN

REY, ROGER

Service was via posting at the property on 6/15/22 and at City Hall on 6/16/22.

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

VIOLATIONS: 9-280(b) **Complied**

47-19.2.HH.II.2.C

THERE IS A PORTABLE STORAGE UNIT ON THE PROPERTY WITHOUT PERMITS.

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day. He said a permit was in process.

Annette Rey agreed to comply within 63 days.

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

**Case: CE22040647**

541 SW 27 TER

ELLIS, EDDIE

Service was via posting at the property on 6/17/22 and at City Hall on 6/16/22.

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

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

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

9-278(e) **Complied**

9-304(b)

THE GRAVEL AREA ON THE SWALE OF THE PROPERTY REQUIRES MAINTENANCE.  
THERE ARE WEEDS GROWING THROUGH THE GRAVEL AND IT APPEARS UNLEVELED  
AND IN UNGRADED CONDITIONS.

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Officer Garcia presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$25 per day.

Eddie Ellis agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day.

The following two cases for the same address were heard together:

**Case: CE22050062**

2300 NW 6 ST 1-6

SKAB LLC

Service was via posting at the property on 6/10/22 and at City Hall on 6/16/22.

Wilson Quintero Jr., 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.

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT HAS CRACKED/DAMAGED AREAS WITH POTHOLES, THE SURFACE IS STAINED WITH DIRT/OIL AND THE WHEEL STOPS ARE NOT SECURED OR DAMAGED.

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.

47-21.11.A.

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.

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

Aixa Skinner Abdala said she had purchased the property in March and requested more than 28 days. She said she had already hired an architect, an engineer, and a general contractor.

Julio Davila, Code Compliance Supervisor, noted that some of the violations related to maintenance and did not require 91 days. .

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) and 47-21.11.A. within 28 days or a fine of \$50 per day, per violation and with 47-20.20.(H) and 9-306 within 63 days or a fine of \$50 per day, per violation.

**Case: CE22050062**

2300 NW 6 ST 1-6

SKAB LLC

**CITATION**

This case was first cited on 5/4/22 to comply by 5/5/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$19,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

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Wilson Quintero Jr., Code Compliance Officer, recommended imposition of the fines.

Ms. Flynn imposed the \$19,250 fine, which would continue to accrue until the property was in compliance.

**Case: CE22031020**

625 SW 13 AVE

HUJO DEVELOPMENT LLC

Service was via posting at the property on 5/20/22 and at City Hall on 6/16/22.

Roberto Meneses, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE ON THE PROPERTY THAT CONSISTS OF BUT IS NOT LIMITED TO BICYCLE CARRIAGES, TARPS, LADDERS AND OTHER MISCELLANEOUS ITEMS.

18-12.(a)

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

9-278(e) **Complied**

THERE ARE HURRICANE SHUTTERS COVERING WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

9-306 **Complied**

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

Officer Meneses presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

Julian Siegel agreed to comply within 14 days.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation.

**Case: CE22031247**

636 SW 14 TER 1-9

ASHTON HOLDINGS & DEV LLC

Personal service was made on 5/5/22. Service was also via posting at City Hall on 6/16/22.

Roberto Meneses, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b) **Complied**

THERE ARE VEHICLES/TRAILERS PARKED ON AN UNAPPROVED SURFACE.

47-34.1.A.1. **Complied**

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONE PROPERTY. THERE IS PROHIBITED STORING OF BOATS, TRAILERS AND OTHER MISCELLANEOUS ITEMS.

18-1. **Complied**

THERE IS A BEEHIVE AND INFESTATION OF BEES AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR

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WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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.

9-306 **Complied**

THE OUTSIDE EXTERIOR WALLS HAVE AREAS THAT ARE STAINED AND MISSING PAINT.

Officer Meneses presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Julian Siegel agreed to comply within 14 days.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

**Case: CE22040684**

**CITATION**

2400 LAGUNA DR  
ARROWHEAD HILLCOUNTRY INVESTMENTS LLC

This case was first cited on 4/21/22 to comply by 5/6/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,250 and the City was requesting the full fine be imposed. No appeal had been received.

Evan Oakes, Code Compliance Officer, recommended imposition of the fines.

Eric Jackwin, attorney, said no appeal had been filed.

Ms. Flynn imposed the \$12,250 fine.

**Case: CE21050038**

1201 SE 2 CT  
LAS OLAS REGENCY TR;  
DOERING, JUDITH C TRUSTEE ET AL

Service was via posting at the property on 6/7/22 and at City Hall on 6/16/22.

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

VIOLATION: 9-280(h)

THERE IS A DETERIORATED ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE PERIMETER CONCRETE WALL LOCATED ON THE WEST SIDE OF THE PROPERTY IS CRACKED, IN DISREPAIR, AND LEANING TOWARDS THE SIDEWALK.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day.

Roya Ewards requested 90 days because a permit was in process and they had discovered the wall was a non-conforming structure.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day.

**Case: CE22020797**

**CITATION APPEAL**

2440 NE 26 AVE  
KAUFMAN, ASSAF

The property was cited on 2/23/22 to be complied by 2/24/22. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed, plus the \$75 appeal fee.

Evan Oakes, Code Compliance Officer, recommended imposition of the fines.

Jennifer Brussi said a tenant had informed her that the trash had been put out less than 24 hours prior to the scheduled pickup but the pickup had not been made.

Katrina Jordan, Administrative Supervisor, stated this was a vacation rental, and the rules for vacation rentals were different. The trash containers must not be at the curb before 6 PM the day before scheduled pickup. The empty containers had also been left at the curb after pickup.

Ms. Flynn denied the appeal and imposed fine and fees of \$875.

**Case: CE22040207**

1200 NW 17 AVE  
LISTTE, KARIN

Service was via posting at the property on 6/9/22 and at City Hall on 6/16/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

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

9-304(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 INCLUDING THE SWALE.

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

Monica Solsonia agreed to comply.

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

**Case: CE22050182**

**CITATION**

308 SW 14 ST  
ACS 322 LLC

This case was first cited on 5/5/22 to comply by 5/5/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Rafael Santos, Code Compliance Officer, recommended imposition of the fines.

Jordan Brown, property manager, said they had filed an appeal on May 11. Ms. Jordan requested a moment to research the case.

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Upon returning to the case, Ms. Jordan stated the appeal to which Mr. Brown referred in the email was not for this case. It was for a case that had already been closed so staff was not aware of an appeal for this case. Mr. Brown stated all the cases for this address were all related. Ms. Hasan said it was her opinion that no appeal had been filed for this case.

Ms. Flynn imposed the \$11,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE22040697**

**CITATION**

2525 MARINA BAY DRIVE WEST  
FALLS AT MARINA BAY LP

This case was first cited on 4/20/22 to comply by 4/20/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,750 and the City was requesting the full fine be imposed. No appeal had been received.

Marco Aguilera, Code Compliance Officer, said the owner had begun work to comply at significant cost immediately upon being cited. He recommended reducing the fines to \$1,700

David Hoffman agreed to the reduction.

Ms. Flynn imposed a fine of \$1,700 for the time the property was out of compliance.

**Case: CE22050180**

**CITATION**

312 SW 14 ST  
ACS 322 LLC

This case was first cited on 5/5/22 to comply by 5/5/22 and 5/6/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,200 and the City was requesting the full fine be imposed. No appeal had been received.

Rafael Santos, Code Compliance Officer, said this was a repeat violation and recommended imposition of the fines.

Ms. Flynn imposed the \$4,200 fine.

**Case: CE22040852**

**CITATION**

316 SW 14 ST  
ACS 322 LLC

This case was first cited on 5/5/22 to comply by 5/6/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Rafael Santos, Code Compliance Officer, recommended imposition of the fines.

Ms. Flynn imposed the \$10,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE21080080**

800 NW 22 RD  
HOSSAIN, KAMAL; HOSSAIN, SHAHLA

This case was first heard on 3/24/22 to comply by 5/12/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Wilson Quintero Jr., Code Compliance Officer, recommended imposition of the fines.

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Kamal Hossain said the job had been done three times to meet the City's specifications. He requested the fines be waived. Officer Quintero said administrative costs totaled \$810.

Ms. Flynn imposed administrative costs of \$810.

**Case: CE21040220**

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, fines had accrued to \$17,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fines.

James Houston said he had done what he was asked to do. He had put down sod and painted the entire house. He stated vehicles were parked on the swale, not on the lawn.

Julio Davila, Code Compliance Supervisor, said the property was cited for the gravel driveway needing replenishment, not for parking on the grass.

Ms. Flynn imposed the \$8,900 fine for 9-304(b), which would continue to accrue until the violation was in compliance and granted a 10-day extension for 9-305(b).

**Case: CE22040383**

**CITATION**

4040 GALT OCEAN DR 424

BELLA VISTA 424 LLC

This case was first cited on 4/12/22 to comply by 4/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,400 and the City was requesting the full fine be imposed. No appeal had been received.

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

Frank Rubino, brother of the owner, said the citation did not provide a deadline for compliance. Ms. Flynn said the citation did provide that information.

Ms. Flynn imposed the \$12,400 fine.

**Case: CE22040382**

**CITATION**

1441 NW 22 ST 15

1440-1441 NW 22ND ST LLC

This case was first cited on 4/12/22 to comply by 4/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,750 and the City was requesting the full fine be imposed. No appeal had been received.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fines.

Christopher Kennedy said he had not filed an appeal.

Ms. Flynn imposed the \$6,750 fine.

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**Case: CE22030939**

1121 NW 8 AVE

BETHEL EVANGELICAL BAPTIST CHURCH

Service was via posting at the property on 6/8/22 and at City Hall on 6/16/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

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

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE STAINS ON THE EXTERIOR WALL ALONG NW 9 AVE.

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

Patrick Jules, pastor, requested 60-90 days and Officer Saimbert said 60 days was acceptable.

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

**Case: CE22040705**

1606 NW 12 CT

WRIGHT, SEDRICK L & DWAYINE W

Service was via posting at the property on 6/11/22 and at City Hall on 6/16/22.

Wilson Quintero Jr., 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 PROPERTY AND SWALE.

9-304(b) **Complied**

THERE IS A BOAT ON A TRAILER PARKED ON THE GRASS/LAWN AREA.

9-278(e)

THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

47-34.1.A.1. **Complied**

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY WHICH DOES NOT CONFORM WITH THE REQUIREMENTS PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENTIAL PROPERTY. THE OUTDOOR STORAGE INCLUDES BUT IS NOT LIMITED TO; CAR PARTS, VEHICLE FRAME, MISCELLANEOUS ITEMS.

9-308(b) **Complied**

THE TILE ROOF ON THIS PROPERTY IS NOT BEING MAINTAINED. IT IS STAINED WITH DIRT AND REQUIRES TO BE CLEANED.

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

Sedrick Wright agreed to comply.

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

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**Case: CE22020350**

825 NE 11 ST  
ST LOUIS, FLORVIL

Service was via posting at the property on 5/19/22 and at City Hall on 6/16/22.

Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.4.D.5.  
BULK CONTAINER(S) LARGER THAN TWO (2) CUBIC YARDS LOCATED ON CORNER  
PROPERTIES ARE REQUIRED TO HAVE AN ENCLOSURE EVEN IF PLACED IN AN  
ALLEY.

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

Florvil St. Louis requested 60 days and Officer DelGrosso said the problem had been going on for years.

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

**Case: CE22040728**

**CITATION**

508 SW 15 ST  
JDR GROUP LLC

This case was first cited on 4/22/22 to comply by 5/7/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed. No appeal had been received.

Evan Oakes, Code Compliance Officer, recommended imposition of the fines.

Ricardo Gonzalez said no appeal had been filed.

Ms. Flynn imposed the \$1,200 fine.

**Case: CE22020144**

**CITATION APPEAL**

2672 GULFSTREAM LN  
MERTZ, JAMES LOUIS

The property was cited on 2/3/22 to be complied by 2/13/22. The property was not in compliance, fines had accrued to \$34,000 and the City was requesting imposition of the fine, which would continue to accrue until the property was in compliance.

Manuel Garcia, Senior Code Compliance Officer, recommended reducing the amount owed to \$580 to cover administrative costs.

David Cannady, attorney, agreed to the fine reduction.

Ms. Flynn granted the appeal and imposed administrative costs and appeal fee of \$655.

**Case: CE22020349**

1110 NE 8 AVE  
MCCS N E 8 AVENUE LLC;  
% KEI PROPERTIES

Service was via posting at the property on 5/19/22 and at City Hall on 6/16/22.

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Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 47-19.4.D.5.

BULK CONTAINER(S) LARGER THAN TWO (2) CUBIC YARDS LOCATED ON CORNER PROPERTIES ARE REQUIRED TO HAVE AN ENCLOSURE EVEN IF PLACED IN AN ALLEY.

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

Enrique Finol requested 60 days.

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

**Case: CE21100166**

1614 NW 8 AVE 1-2

WILLIAMS, DAMIEN

This case was first heard on 5/10/22 to comply by 6/7/22. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$1,400. Hard costs totaled \$626.

Damien Williams waived his right to notice of a Massey Hearing.

Bernstein Saimbert, Code Compliance Officer, said the owner had worked diligently to comply and recommended reducing the fine to \$626 to cover hard costs. Mr. Williams requested a further reduction, citing the costs to comply and repair the property.

Ms. Flynn imposed a \$400 fine for the time the property was out of compliance.

**Case: CE22031250**

967 NW 16 TER

STRINGHAM, SCOTT

Service was via posting at the property on 6/9/22 and at City Hall on 6/16/22.

Wilson Quintero Jr., 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. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE #CE18050916.

9-304(b)

THE CONCRETE/ASPHALT DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. THERE ARE CRACKS/DAMAGE THROUGHOUT THE SURFACE AND IT IS STAINED WITH DIRT/OIL. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE NUMBERS CE18050916 AND CE19010636.

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. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE NUMBER CE18050916.

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH ARE NOT SECURED/DAMAGED AND HAVE BENT/MISSING POLES.

9-308(b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF WHICH IS ALSO STAINED WITH DIRT.

18-12.(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE NUMBERS CE18050916 AND CE19010636.

47-19.9

THERE IS OUTDOOR STORAGE AT THIS PROPERTY THAT IS NOT PERMITTED PER THE ULDR OF THIS RD-15 RESIDENTIAL ZONED PROPERTY, INCLUDING BUT NOT LIMITED TO; A REFRIGERATOR, CHAIRS, TIRES, A VEHICLE ENGINE, VEHICLE PARTS, BUCKETS AND MISCELLANEOUS ITEMS.

Officer Quintero presented the case file into evidence and recommended imposition of fines of \$50 per day for the repeat violations to begin on the date they were originally cited and ordering compliance within 28 days or a fine of \$50 per day, per violation for the remaining violations.

Scott Stringham said tenants had caused the violations and described health issues from which he had suffered since 2018 that affected his ability to work on the building. He requested time to meet with Officer Quintero to understand exactly what must be done.

Ms. Flynn found in favor of the City and ordered fines of \$25 per day for violations: 9-306; 9-304(b); 9-305(b) and 18-12.(a) begin to accrue on 3/31/22 and ordered compliance with the remaining violations within 28 days or a fine of \$50 per day, per violation.

**Case: CE22040416**

**CITATION**

416 SW 11 CT  
REYNOLDS, STUART L

This case was first cited on 4/21/22 to comply by 5/6/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,800 and the City was requesting the full fine be imposed. No appeal had been received.

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

Stuart Reynolds said he had thought he was in compliance with the vacation rental requirements.

Ms. Flynn imposed the \$4,800 fine.

**Case: CE21100237**

**REQUEST FOR EXTENSION**

1540 NW 15 TER  
FORD, WILLIAM III

This case was first heard on 4/28/22 to comply by 6/30/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Willaim Ford III said he just needed to put down sod and requested 60 days.

Bovary Exantus, Code Compliance Officer, did not object to the request.

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

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**Case: CE21110563**

1842 LAUDERDALE MANOR DR  
CARTER, ADONIS E

Personal service was made on 6/20/22. Service was also via posting at City Hall on 6/16/22.

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

VIOLATIONS: 9-308(a)

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

9-313.(a)

THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

9-304(b)

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

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.

47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION.

18-1

THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO CHAIRS, A COOLER, AND DOG CAGE STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-306

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

Officer Exantus presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$25 per day, per violation.

Alexandra Carter said the property was already in compliance.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day, per violation.

**Case: CE21100402**

**ORDERED TO REAPPEAR**

1201 NW 11 CT  
ASSET EQUITY HOLDINGS LLC

This case was first heard on 2/24/22 to comply by 3/31/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,700 and the City was requesting the full fine be imposed and continue to accrue until the property was in compliance.

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Bovary Exantus, Code Compliance Officer, confirmed that all violations were now complied and recommended imposition of the fines. He said City costs totaled \$718.

Bernadette Waisome said the property had required significant repair after she inherited it from her mother. It had taken time to find funds to comply the violations.

Ms. Flynn imposed administrative costs of \$718.

**Case: CE21020954**

2886 NE 26 PL

PBFT REALTY LLC

This case was first heard on 10/12/21 to comply by 10/19/21, 10/22/21, 11/16/21 and 12/14/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$40,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Christina Caserta, Code Compliance Officer, said the property had been sold the previous month with the violations, and the new owner had been diligent in complying. She confirmed that all violations were now in compliance. She recommended reducing the fines to \$8,130.

Abbie Spencer said the new owner had spent \$300,000 to renovate the property since purchasing it.

Ms. Flynn imposed a fine of \$1,500 for the time the property was out of compliance.

Ms. Flynn took a brief recess.

**Case: FC22050004**

801 SW 4 CT

WEBER INVESTMENT PROPERTIES LLC

Service was via posting at the property on 6/8/22 and at City Hall on 6/16/22.

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

VIOLATIONS: 1:13.3.1.1, FFPC 6th ed.,12/31/17  
THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

F-103.2.5,BCBRA 3/19

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

**Case: CE22050010**

3017 ALHAMBRA ST 1-5

DC FORT LAUDERDALE 1 PROPERTY LLC

Service was via posting at the property on 6/9/22 and at City Hall on 6/16/22.

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

VIOLATIONS: 6-51.(1)  
THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED  
BEACHES OF FORT LAUDERDALE THERE ARE LIGHTS ILLUMINATING THE BUILDING

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AND/OR CAN BE SEEN THROUGH THE OPENINGS OF AND WINDOWS OR DOORS THAT ARE NOT IN COMPLIANCE WITH SEA TURTLE LIGHTING.

6-51.(2)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE ARE LIGHTS THAT ARE ILLUMINATING THE BUILDING AND/OR CAN BE SEEN FROM PARKING GARAGE AND/OR SECURITY LIGHTING, AS WELL AS FROM DOORS AND/OR WINDOWS.

6-51.(3)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE IS A SIGNAGE FACING SOUTH THAT IS IN LINE OF SIGHT FROM BEACH.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation.

**Case: CE22050012**

3021 ALHAMBRA ST

DC FORT LAUDERDALE 1 PROPERTY LLC

Service was via posting at the property on 6/9/22 and at City Hall on 6/16/22.

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

VIOLATIONS: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE ARE LIGHTS ILLUMINATING THE BUILDING AND/OR CAN BE SEEN THROUGH THE OPENINGS OF AND WINDOWS OR DOORS THAT ARE NOT IN COMPLIANCE WITH SEA TURTLE LIGHTING.

6-51.(2)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE ARE LIGHTS THAT ARE ILLUMINATING THE BUILDING AND/OR CAN BE SEEN FROM PARKING GARAGE AND/OR SECURITY LIGHTING, AS WELL AS FROM DOORS AND/OR WINDOWS.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation.

**Case: CE22050013**

3029 ALHAMBRA ST

DC FORT LAUDERDALE 1 PROPERTY LLC

Service was via posting at the property on 6/9/22 and at City Hall on 6/16/22.

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

VIOLATIONS: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE ARE LIGHTS ILLUMINATING THE BUILDING AND/OR CAN BE SEEN THROUGH THE OPENINGS OF AND WINDOWS OR DOORS THAT ARE NOT IN COMPLIANCE WITH SEA TURTLE LIGHTING.

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6-51.(2)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE ARE LIGHTS THAT ARE ILLUMINATING THE BUILDING AND/OR CAN BE SEEN FROM PARKING GARAGE AND/OR SECURITY LIGHTING, AS WELL AS FROM DOORS AND/OR WINDOWS.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation.

**Case: CE22040642**

1133 NW 2 ST

CDH MANAGEMENT LLC

Service was via posting at the property on 6/9/22 and at City Hall on 6/16/22.

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

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

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS FALLING DOWN AND MISSING SUPPORT POLES. THIS IS A RECURRING VIOLATION. SEE CASE NUMBER CE20060671 AND CE20060820 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT THAT THE VIOLATION EXISTS WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

**Case: CE22040747**

1301 SW 31 AVE

RAPHAEL, NAHOMIE

Service was via posting at the property on 6/15/22 and at City Hall on 6/16/22.

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

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE BLACK FENCE IN FRONT OF THE PROPERTY IS LEANING OVER AND THE FENCE IN REAR YARD IS BROKEN AND MISSING PIECES.

9-304(b)

THE ASPHALT DRIVEWAY ON THIS PROPERTY IS BROKEN AND MISSING PIECES. THE GRAVEL DRIVEWAY HAS GRASS/WEEDS GROWING THROUGH THE GRAVEL.

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 IN THE REAR YARD, SWALE AREA, FRONT YARD, AND SIDE YARD.

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Officer Aguilera 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: CE22030125**

3058 W BROWARD BLVD

GLAD REALTY CORP

Service was via posting at the property on 6/15/22 and at City Hall on 6/16/22.

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

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

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

47-20.20.(H) **Complied**

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO FASCIA, SOFFITS, AND WALKWAY COVERING.

9-306 **Complied**

47-22.6.F **Complied**

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

**Case: CE22040274**

2206 SW 13 ST

SHIH, NENG-CHIH H/E;

SHIHCHOU, HSIU-HSUEH H/E ET AL

Service was via posting at the property on 6/2/22 and at City Hall on 6/16/22.

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

VIOLATION: 9-304(b)

THE DRIVEWAY APPROACH IS DAMAGED AND HAS CRACKS/MISSING PIECES.

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

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

**Case: CE22040587**

1004 SW 4 AVE

RAHIMI, ABDUL Q

Service was via posting at the property on 6/8/22 and at City Hall on 6/16/22.

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

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

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9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BROKEN/MISSING PANELS, HAS CHIPPED PAINT AND IS LEANING OVER IN SOME PLACES.

25-149 **Complied**

9-305(b)

THERE IS DEAD/MISSING GROUND COVER ON THE SWALE ABUTTING THE PROPERTY CAUSED FROM VEHICLE PARKING.

Officer Aguilera 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: CE22031013**

1700 NW 15 AVE

DAR, OFER

Service was via posting at the property on 6/20/22 and at City Hall on 6/16/22.

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

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 SWALE.

Officer Exantus 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: CE21080173**

649 NW 22 RD

MAY PROPERTIES LLC

Service was via posting at the property on 6/9/22 and at City Hall on 6/16/22.

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

VIOLATIONS: 18-12.(a)

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

47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. IT HAS BROKEN AND MISSING SECTIONS.

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.

47-20.20.(H) **Complied**

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE BLACKTOP IS FADED. THERE ARE POTHOLES, STAINS AND NEEDS TO BE STRIPED.

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Officer Quintero 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: CE22030441**

120 NW 16 ST

NW 16TH ST LAND TRUST#120 TR;

FLORIDA TR SERVICES LLC TRUSTEE

Service was via posting at the property on 6/16/22 and at City Hall on 6/16/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-7.(b)

THIS PROPERTY HAS INSTALLED BOARDS ON THE WINDOW(S) WITHOUT THE REQUIRED CITY BOARD UP CERTIFICATE.

Officer Saimbert 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: CE22041022**

505 N FORT LAUDERDALE BEACH BLVD

Q CLUB RESORT & RESIDENCES

Service was via posting at the property on 6/15/22 and at City Hall on 6/16/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE IS LIGHT ILLUMINATING THROUGH MULTIPLE WINDOWS WHICH CAN BE SEEN FROM THE BEACH.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

**Case: CE22040131**

1130 NW 5 AVE 1-2

ELIJAH BELL HOLDINGS LLC

Service was via posting at the property on 6/8/22 and at City Hall on 6/16/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b) **Complied**

THE DRIVEWAY HAS OIL STAINS, CRACKS, IS FADED, AND NOT MAINTAINED IN A WELL GRADED/SMOOTH CONDITION. THE PAVED WALKWAY IS ALSO STAINED.

9-305(b) **Complied**

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.

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9-306

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

9-280(h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CEILING ON THE PORCH OF UNIT B IS NOT BEING MAINTAINED IN GOOD REPAIR AS IT HAS MISSING PARTS.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO TIRES BEING STORED.

9-307(a)

THE BACK DOOR AT UNIT #B IS NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER AS IT IS MISSING.

Officer Saimbert 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.

**Case: CE22030368**

648 NE 3 AVE  
WE FLORIDA FINANCIAL

Service was via posting at the property on 5/21/22 and at City Hall on 6/16/22.

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

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

47-20.20.(H)

THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. IT HAS CRACKS AND POTHOLES, DETERIORATED STRIPING, AND NOT GRADED IN A SMOOTH CONDITION.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

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

**Case: CE22040172**

723 NW 19 AVE 1-4  
HOUSE HUNTERS SERIES I LLC;  
%HARVARD BUSINESS SERVICES, INC

Service was via posting at the property on 5/21/22 and at City Hall on 6/16/22.

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

VIOLATION: 18-1.  
THERE IS MISCELLANEOUS TRASH, RUBBISH AND DEBRIS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR

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MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

**Case: CE22040536**

1518 SE 2 CT  
LOGGINS, PAULA D;  
YEATER, JAMES D

Service was via posting at the property on 6/7/22 and at City Hall on 6/16/22.

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

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

Officer Caracas 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: CE22030605**

900 SE 6 CT  
WHITAKER, JILLIAN & CHAD

Service was via posting at the property on 6/7/22 and at City Hall on 6/16/22.

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

VIOLATIONS: 25-100.  
LANDSCAPING WAS PLACED/PLANTED ON THE PUBLIC RIGHT-OF-WAY WITHOUT FIRST OBTAINING REQUIRED ENGINEERING AND LANDSCAPING PERMITS FROM THE CITY.

9-305(a)  
THERE IS LANDSCAPE MATERIAL THAT WAS PLACED ON THE PROPERTY, ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY/SIDEWALKS.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day, per violation.

**Case: CE22040509**

1445 NW 1 AVE  
DOSSOUS, MARIE H/E; DOSSOUS, NATALIA

Service was via posting at the property on 6/8/22 and at City Hall on 6/16/22.

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Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THERE IS GRASS AND WEEDS GROWING THROUGH THE GRAVEL DRIVEWAY. THE CONCRETE DRIVEWAY IS STAINED AND CRACKED.

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

47-34.1.A.1. **Complied**

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE THAT CONSISTS OF CAR SEATS, BOXES, BLACK GARBAGE BAGS, CHAIRS, AND OTHER MISCELLANEOUS ITEMS.

Officer Saimbert 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: CE22010818**

203 NW 11 AVE

203 NW LLC

Service was via posting at the property on 6/11/22 and at City Hall on 6/16/22.

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

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.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

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

**Case: CE21070928**

2316 NW 9 CT

WATSON, JOHN W EST

Service was via posting at the property on 6/9/22 and at City Hall on 6/16/22.

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

VIOLATIONS: 9-280(b)

THERE ARE EXTERIOR BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED IN NEED OF PAINT AND/OR PRESSURE WASHED. THIS INCLUDES, BUT IS NOT LIMITED TO WALLS, COLUMNS AND DOORS.

9-313.(a)

THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

9-304(b)

THE DRIVEWAY IS IN NEED OF MAINTENANCE. THERE ARE AREAS WITH CRACKS AND STAINS THAT NEED REPAIR.

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(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX.

18-12.(a)

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

Officer Quintero 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.

**Case: CE21120107**

1624 NW 7 ST

MAJA 7 GROUP LLC

Service was via posting at the property on 6/9/22 and at City Hall on 6/16/22.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH, RUBBISH, LITTER, FURNITURE AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306

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

9-304(b) **Complied**

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

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

THERE IS A DERELICT VEHICLE BEING PARKED/STORED ON THE LAWN OF THIS PROPERTY. IT IS A TAN SATURN SEDAN WITH NO TAG.

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)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS WHICH ARE NOT SECURED, HAVE DAMAGED OR MISSING FENCE SLATS.

9-308(b)

THE ROOF IS STAINED WITH DIRT OR ANOTHER ELEMENT WHICH IS NOT PERMANENT.

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47-19.9

THERE IS OUTDOOR STORAGE AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO; OVEN, COUCHES, CHAIR, MISCELLANEOUS ITEMS.

Officer Quintero 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.

**Case: CE22020137**

831 NW 14 WAY 1-2

ASSAF, YOSI

Service was via posting at the property on 5/21/22 and at City Hall on 6/16/22.

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

VIOLATIONS: 9-304(b)

THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR, CRACKED AND STAINED WITH DIRT. THERE IS ALSO A SECTION WHICH HAS BEEN REPAIRED. THE STRIPING WAS NOT REDONE AND IT IS MISSING A WHEEL STOP.

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

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

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

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

Officer Quintero 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: CE22020932**

1050 NW 6 ST

1050 NW 6TH STREET LLC

Service was via posting at the property on 6/15/22 and at City Hall on 6/16/22.

Wilson Quintero Jr., 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 BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

47-19.4.C.2.

THE PLACEMENT/STORAGE OF CONTAINERS, RECEPTACLES OR DUMPSTERS THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY, OR PUBLIC RIGHT-OF-WAY IS UNLAWFUL. THEY ARE NOT BEING SCREENED FROM VIEW OR STORED BEHIND THE FRONT BUILDING LINE.

Officer Quintero 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.

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**Case: CE22020934**

1500 NW 6 ST  
AL-MADI, ALI

Service was via posting at the property on 6/11/22 and at City Hall on 6/16/22.

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

VIOLATIONS: 24-29(a)

THERE IS TRASH SCATTERED ABOUT THE DUMPSTER ENCLOSURE.

9-306

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

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 Quintero 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.

**Case: CE22030745**

957 NW 16 AVE  
FRAZIER, GEORGE EST;  
FRAZIER, HORACE EST

Service was via posting at the property on 6/11/22 and at City Hall on 6/16/22.

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

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

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

47-34.1.A.1. **Complied**

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO: LADDER, BUCKETS, TIRES, MISCELLANEOUS ITEMS.

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHERE THE FENCE IS DAMAGED/NOT SECURED AND HAS BENT POLES. THERE IS ALSO A GATE WHICH IS NOT SECURED AND LEANING AGAINST THE PROPERTY.

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.

**9-307(a) Complied**

THERE ARE WINDOWS WHICH ARE NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER. THERE IS A WINDOW AT THE REAR OF THE PROPERTY WHICH IS BOARDED UP.

**9-304(b) Complied**

THE DRIVEWAY AT THE REAR OF THE PROPERTY IS STAINED WITH DIRT/OIL AND NOT BEING MAINTAINED AS REQUIRED.

Officer Quintero 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: CE22030578**

2210 NW 7 CT  
LAUDERDALE 1 LLC

Service was via posting at the property on 6/10/22 and at City Hall on 6/16/22.

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

VIOLATIONS: 47-19.4.D.8.

THE DUMPSTER ENCLOSURE AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE IS TRASH AND DEBRIS WITHIN AND AROUND THE ENCLOSURE. THE DUMPSTER LIDS ARE OPEN AND THE GATES TO THE ENCLOSURE ARE OPEN AND NOT SECURED.

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

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

**9-306 Complied**

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

**47-20.20.(H) Complied**

Officer Quintero 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: CE22010332**

350 E STATE ROAD 84  
FEDERAL 627 N LLC

**ORDERED TO REAPPEAR**

This case was first heard on 3/24/22 to comply by 4/3/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,200 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE22050156**

900 W SUNRISE BLVD  
JN & SONS REALTY LLC

**CITATION**

This case was first cited on 5/5/22 to comply by 5/6/22. Violations and extensions were as noted in the agenda. The

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property was in compliance, fines had accrued to \$3,000 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$3,000 fine.

**Case: CE22050352**

**CITATION**

830 NW 19 TER  
DOR REAL ESTATE LLC

This case was first cited on 5/18/22 to comply by 5/19/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$400 fine.

**Case: CE22010357**

2329 NW 14 CT  
K & J DIVINE LLC

This case was first heard on 3/8/22 to comply by 1/15/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,900 and the City was requesting the full fine be imposed. Hard costs total \$571.

Ms. Flynn imposed the \$5,900 fine.

**Case: CE19061768**

425 NE 8 ST  
LYNCH, RALPH L

This case was first heard on 3/25/21 to comply by 4/5/21 and 9/30/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,125 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, recommended a six-month extension because the City was still conducting engineering in this area. Julio Davila, Code Compliance Supervisor, said the Engineering Department had requested the extension.

Ms. Flynn granted a 182-day extension, during which time no fines would accrue.

**Case: CE22030492**

6351 NE 15 AVE  
MURDOCK, CHARLES; MURDOCK, MARYNA

This was a request to vacate the order dated 5/26/22.

Ms. Flynn vacated the order dated 5/26/22.

**Case: CE22020261**

**CITATION**

1548 SW 5 PL 2  
101 RIVERSIDE REALTY GROUP LLC

This case was first cited on 3/16/22 to comply by 3/31/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,400 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$9,400 fine.

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**Case: CE22040238**

**CITATION**

2525 MARATHON LN  
2525 FORT LAUDERDALE LLC

This case was first cited on 4/7/22 to comply by 4/8/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$800 fine.

**Case: CE22040551**

**CITATION**

3050 NE 43 ST  
NIKI REAL ESTATE INC;  
% SUPERIORFLORIDAREALTY

This case was first cited on 4/16/22 to comply by 4/16/22. 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: CE20110388**

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 \$6,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,550 fine, which would continue to accrue until the property was in compliance.

**Case: CE21090762**

1009 NW 11 CT  
DAVIS, FLOYD

This case was first heard on 3/24/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,550 fine, which would continue to accrue until the property was in compliance.

**Case: CE21040322**

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 \$14,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$14,600 fine, which would continue to accrue until the property was in compliance.

**Case: CE22031163**

**CITATION**

300 ROYAL PLAZA DR  
LAUGHLIN, GARRETT

This case was first cited on 3/28/22 to comply by 3/29/22. Violations and extensions were as noted in the agenda. The

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property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$800 fine.

**Case: CE22040070**

**CITATION**

828 NE 14 ST  
VIELIX DEVELOPERS LLC

This case was first cited on 4/5/22 to comply by 4/20/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,600 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$3,600 fine.

**Case: CE22040371**

**CITATION**

1326 NE 14 AVE  
LAFLAMME, RONALD J & MARGARET M

This case was first cited on 4/12/22 to comply by 4/12/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$200 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$200 fine.

**Case: CE22030778**

**CITATION**

2431 E LAS OLAS BLVD  
LAKHANI, AMYN

This case was first cited on 3/17/22 to comply by 4/1/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,400 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$10,400 fine.

**Case: CE22040521**

**CITATION**

1429 NE 5 AVE  
CHARRON FAM TR 2021;  
CHARRON, NORMAND TRUSTEE

This case was first cited on 4/18/22 to comply by 5/3/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,600 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$1,600 fine.

**Case: CE22040324**

**CITATION**

607 NE 11 AVE  
ROFRANO, STEVEN

This case was first cited on 4/12/22 to comply by 4/12/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$400 fine

**Case: CE22031323**

**CITATION**

1733 SW 5 PL  
DESORMEAUX, KIP MATTHEW;  
MEYER, JUAN-LEIGH

This case was first cited on 4/4/22 to comply by 4/19/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,400 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$7,400 fine.

**Case: CE22050277**

**CITATION**

1125 NW 5 ST 1-3  
MAXHAUS LLC

This case was first cited on 5/13/22 to comply by 5/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$800 fine

**Case: CE22030787**

**CITATION**

2431 E LAS OLAS BLVD  
LAKHANI, AMYN

This case was first cited on 3/17/22 and 3/21/22 to comply by 3/17/22 and 3/22/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,150 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$1,150 fine

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 70 and 71 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:

None

**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:

None

**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:

None

**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:

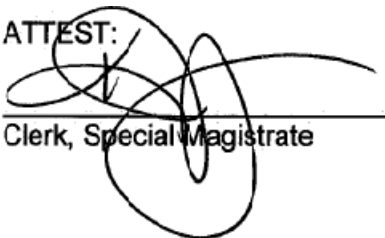
None

There being no further business, the hearing was adjourned at 12:56 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate