



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
JULY 12, 2022  
9:00 A.M.**

**Staff Present:**

Katrina Jordan, Administrative Supervisor  
Mary Allman, Administrative Assistant  
Christine Chaney, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Porshia Williams, Assistant Director, Department of Development Services  
Antonio Wood, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Marco Aguilera, Code Compliance Officer  
Stephanie Bass, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Sr. Code Compliance Officer  
Julio Davila, Code Compliance Supervisor  
Patt Gavin, Code Compliance Officer  
Dorian Koloian, Senior Code Compliance Officer  
Malaika Murray, Code Compliance Officer  
Jean Claude Noel, Code Compliance Officer  
Bernstein Saimbert, Code Compliance Officer  
Reginald White, Code Compliance Supervisor  
Gail Williams, Sr. Code Compliance Officer

**Respondents and witnesses**

CE22050271: Jennifer Lang	CE22020277: Souzane Lami
CE21070195: Mathieu Sterlin	CE22040446: Jomer Nunez; Luis Nunez
CE22010399: Tiffany Gaines	CE22020341: Jared Pond
CE22040974; CE22040979: David Cardaci; Ronald Feldman	CE22050136: Jude Petion
CE21100194: Andres Chavarro	CE22040447: Rodney Clark; Sheretta Clark
CE22050381: Robert Lacie	CE21090800: Daniel Laurie
CE22050272: Hope Calhoun	CE22041051: Thomas Shields
CE22031287: Arraham Alfossa	CE22041056: Paul Adams
CE22040586: Hao Hua; George Makepeace	CE22020401: Richard Yeargin
CE22010871: Emerline Noel; Erica Noel	CE17121300; CE18070838: Beth Brooks
CE22030768: Loretta Davis	CE22040623: Maxi Jean Louis
CE22030031: Leyi Chen	CE21050582: Courtney Crush
CE21071122: Jordan Bund; Sandra Stengel	CE20090861: William Resnick; Michael Yianilos
	CE20060004: Maria Sierra

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

The meeting was called to order at 9:07 A.M.

Special Magistrate Hearing

July 12, 2022

Page 2

**Case: CE22040446**

1225 NW 17 AVE

MOYA NUNEZ, JOMER ARISTIDES;

MOYA NUNEZ, LUIS GERONIMO ET AL

Service was via posting at the property on 6/17/22 and at City Hall on 6/28/22.

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 AREA.

9-304(b) **Complied**

Julio Davila, Code Compliance Supervisor, acted as interpreter for the owner's sons.

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

Jomer Nunez, the owner's son, agreed.

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

**Case: CE17121300**

**REQUEST FOR EXTENSION**

2631 SW 12 TER

BROOKS, BETH KAY LE ET AL

BROOKS, TAMI

This case was first heard on 6/7/18 to comply by 9/6/18. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$19,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Marco Aguilera, Code Compliance Officer, recommended imposition of the fines. He said this was the 13<sup>th</sup> hearing on this case in six years.

Beth Brooks said Rebuilding Florida was going to demolish the structure and build a new one. The demolition permits had been in process since May 2020. Officer Aguilera said the City had been awaiting corrections on the permit application since May 31, 2022.

Ms. Hasan recommended imposition of the fines.

Judge Purdy imposed the \$19,700 fine, which would continue to accrue until the property was in compliance.

**Case: CE18070838**

**REQUEST FOR EXTENSION**

2631 SW 12 TER

BROOKS, BETH KAY LE ET AL

BROOKS, TAMI

This case was first heard on 11/15/18 to comply by 2/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$22,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$22,650 fine, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

July 12, 2022

Page 3

**Case: CE22020277**

**REQUEST FOR EXTENSION**

1224 NW 6 AVE  
LAMI, SOUZANE

This case was first heard on 4/12/22 to comply by 6/14/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,700.

Bernstein Saimbert, Code Compliance Officer, said there was a problem with the permit.

Souzane Lami said she needed a new roof, not a repair and she would submit the application in the next few weeks. She originally had a contractor for a repair. She stated the landscaping was now complied. Officer Saimbert suggested 28 days.

Judge Purdy granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/9/22 hearing.

**Case: CE22020401**

2590 NW 19 ST  
YEARGIN, RICHARD D & JANICE

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, fines had accrued to \$600 and the City was requesting the full fine be imposed. Administrative costs total \$442.

Gail Williams, Code Compliance Officer, recommended reducing the amount owed to \$442 to cover administrative costs.

Richard Yeargin agreed to the reduction.

Judge Purdy imposed administrative costs of \$442.

**Case: CE21090800**

**ORDERED TO REAPPEAR**

1811 NE 56 ST  
DANIEL ANTHONY LAURIE REV TR;  
LAURIE, DANIEL ANTHONY TRUSTEE

This case was first heard on 2/8/22 to comply by 4/12/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Daniel Laurie said he had wanted to wait for the County to complete work before he worked on the driveway but he had decided to do the driveway work now.

Judge Purdy granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/9/22 hearing.

**Case: CE22050381**

551 N FORT LAUDERDALE BEACH BLVD  
FLB HOTEL LLC

Service was via posting at the property on 6/27/22 and at City Hall on 6/28/22.

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

VIOLATION: 6-51.(1)

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

Special Magistrate Hearing

July 12, 2022

Page 4

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

Robert Lacie said they had done all they could in the public areas but the lights were coming from guest and resident rooms.

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

**Case: CE22030768**

812 NW 8 AVE

LEONARDI INVESTMENT TR;

LEONARDI, ANTHONY TRUSTEE

This case was first heard on 5/26/22 to comply by 6/5/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,200 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended imposition of the fines, and said administrative costs totaled \$488.

Loretta Davis agreed to the reduction.

Judge Purdy imposed administrative costs of \$488.

**Case: CE22040447**

1647 NW 12 CT

CLARK, RODNEY; AUSTIN, MAGALENE EST

Service was via posting at the property on 6/17/22 and at City Hall on 6/28/22.

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

VIOLATIONS: 9-304(b)

THERE IS EVIDENCE OF VEHICLES/TRAILERS THAT ARE PARKING ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY/PARKING AREA IS NOT WELL GRADED AND/OR DUST FREE.

9-280(h)(1)

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

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.

9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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

Rodney Clark inquired about planting a hedge and said the house numbers had already been installed.

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

Special Magistrate Hearing

July 12, 2022

Page 5

**Case: CE22020341**

1309 NW 7 TER  
POND, JAROD P

This case was first heard on 4/12/22 to comply by 5/10/22 and 6/14/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Jarod Pond requested seven days to complete the carport and 28 days to address the landscaping. Officer Saimbert agreed.

Judge Purdy granted a 7-day extension for 18-1 and a 28-day extension for 9-305(b), during which time no fines would accrue.

**Case: CE21070195**

168 VERMONT AVE  
STERLIN, MATHIEU

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, fines had accrued to \$2,550 and the City was requesting the full fine be imposed. Administrative costs total \$580.

Patt Gavin, Code Compliance Officer, recommended reducing the amount owed to \$580 to cover administrative costs.

Mathieu Sterlin agreed to the reduction.

Judge Purdy imposed administrative costs of \$580.

**Case: CE20090861**

3022 NE 26 ST  
STANLEY 2020 LLC

This case was first heard on 2/9/21 to comply by 5/11/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,300 and the City was requesting administrative costs of \$1,437.

Dorian Koloian, Senior Code Compliance Officer, recommended reducing the amount owed to \$1,437 to cover administrative costs.

Michael Yianilos requested no fine be imposed because of the complexity of permitting.

Judge Purdy imposed administrative costs of \$1,437.

**Case: CE22050271**

2 W SUNRISE BLVD  
ANDREWS PROJECT DEVELOPMENT LLC

**CITATION**

This case was first cited on 5/12/22 to comply by 5/26/22. 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. No appeal had been received.

Gustavo Caracas, Code Compliance Officer, reported the property was in compliance as of 6/1/22 and recommended a fine of \$750.

Special Magistrate Hearing

July 12, 2022

Page 6

Jennifer Lang said she had spent thousands of dollars dealing with the graffiti. She had installed barricades instead of temporary fencing. She said she had been cited for graffiti on one eight-foot section that had been removed while the Code Enforcement Officer was present.

Porshia Goldwire, Assistant Director, Department of Development Services, recommended no fine be imposed and finding the violation had existed.

Judge Purdy found in favor of the City that the violation had existed as cited and imposed no fine.

**Case: CE22040586**

731 NW 18 ST  
MCH 23 LLC

Service was via posting at the property on 6/21/22 and at City Hall on 6/28/22.

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

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

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS A BUCKET, FUEL TANK, WIRES, AND OTHER MISCELLANEOUS ITEMS IN THE FRONT PORCH NOT BEING STORED FROM VIEW.

9-304(b)

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

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

THERE IS (ARE) CONTAINERS LEFT OUT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

9-305(a) **Complied**

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

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. THIS IS A RECURRING VIOLATION PER CASE #CE19041679.

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

George Makepeace, tenant, requested 42 days.

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

**Case: CE21071122**

911 SW 11 AVE 1-2  
NOBSMARINA INC

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 in compliance, fines had accrued to \$13,000 and the City was requesting the full fine be imposed. Administrative costs total \$847.

Gail Williams, Code Compliance Officer, recommended imposition of the fines.

Special Magistrate Hearing

July 12, 2022

Page 7

Jordan Bund presented documents and said he had ordered a Broward County tax receipt instead of a City receipt. As soon as he realized his mistake, he had applied for the City receipt. The City receipt was now pending. Officer Williams said Mr. Bund's application was rejected because his address was different from the business address. Mr. Bund stated an officer of the company was living at the address and could apply for the business tax license.

Sandra Stengel, neighbor, said the property was being used as a marina from which Mr. Bund was selling boats. She asked Judge Purdy to shut the business down.

Mr. Bund stated he had complied by the deadline and said he had photos with time stamps and agreed to email them.

Reginald White, Code Compliance Supervisor, said there was a separate case for the illegal marina activity. He noted that this case entailed several violations, not just the business tax license.

Judge Purdy took the case under advisement. He subsequently ruled to impose the \$13,000 fine.

**Case: CE21100194**

412 NW 15 AVE

CHAVARRO, ANDRES E

This case was first heard on 4/28/22 to comply by 5/26/22. 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. Administrative costs total \$534

Gail Williams, Code Compliance Officer, recommended imposition of the fines.

Andres Chavarro requested the fine be reduced because the tenants had caused the violations but he was responsible to comply them.

Judge Purdy imposed administrative costs of \$534.

**Case: CE20060004**

3621 N OCEAN BLVD

3621 N OCEAN BLVD LLC

This case was first heard on 5/27/21 to comply by 7/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Malaika Murray, Code Compliance Officer, confirmed the property was not in compliance.

Maria Sierra said they had a contactor and a permit but they still needed a landscaping plan. Officer Murray recommended a 42-day extension.

Judge Purdy granted a 42-day extension, during which time no fines would accrue.

**Case: CE22031287**

**CITATION APPEAL**

721 NW 7 TER

A & A HOLDINGS LLC

The property was cited on 5/18/22 to be complied by 5/18/22. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, said he had personally witnessed the violation, which was irreversible: Sec. 25-14 1 TIME FINE OF \$500: PAINT WASHED/DISCHARGED ONTO STORM DRAIN. The citation was hand delivered, and the Code Enforcement Officer had spoken with Fort Lauderdale Police Detectives, who agreed with giving

Special Magistrate Hearing

July 12, 2022

Page 8

the owner a \$500 fine. Officer Caracas said there was video and photos of workers washing paint down the storm drain. Arraham Alfossa said the workers were independent contractors and he was not aware of what they were doing. When the Officer drew his attention to it, he had told them immediately to stop. Mr. Alfossa added that he had looked up the City's ordinance and this was not a violation because it was water-based paint. Officer Caracas said Mr. Alfossa had hired the contractors, so he was ultimately responsible. He said it did not matter that it was water-based paint.

Julio Davila, Code Compliance Supervisor, said the ordinance indicated that only rainwater could be poured down a storm drain.

Judge Purdy denied the appeal and imposed the fine.

**Case: CE22030031**

901 NW 3 AVE

BRIGHTLINE HOLDINGS 401K PSP

This case was first heard on 5/10/22 to comply by 6/14/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,700 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 imposition of the fines.

Leyi Chen said the owner had not seen the posted notice because he lived out of state. She described the progress made toward compliance and said only the storage container violation remained. She requested 45 days to move the container.

Officer Caracas objected to any extension.

Judge Purdy imposed the \$2,700 fine, which would continue to accrue until the property was in compliance.

**Case: CE21050582**

3016 BAYSHORE DR

BAYSHORE HOTEL LLC

This case was first heard on 1/27/22 to comply by 3/3/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Senior Code Compliance Officer, said the exterior was still in disrepair and recommended imposition of the fines.

Courtney Crush said the exterior work had been done and just required reinspection. Officer Koloian suggested a 10-day extension.

Judge Purdy granted a 10-day extension, during which time no fines would accrue.

**Case: CE22010871**

785 W EVANSTON CIR

NOEL, EMERLINE H/E;

NOEL-SIMEON, ERICA

This case was first heard on 4/12/22 to comply by 5/17/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,550 and the City was requesting the full fine be imposed.

Patt Gavin, Code Compliance Officer, confirmed the property was now in compliance and recommended imposition of the fines.

Special Magistrate Hearing

July 12, 2022

Page 9

Emerline Noel said they had been in the process of evicting the tenant in May and could not access the property until May 19. She said they had put on a new roof and done plumbing work. Rain had delayed the roof work. She said it had taken a month to remove the items the tenants left because she had to wait for bulk pickup.

Erica Noel said they also needed permits for the work, causing further delay.

Judge Purdy imposed the \$10,550 fine.

**Case: CE22050136**

1545 NE 5 AVE  
PETION, JUDE

Service was via posting at the property on 6/21/22 and at City Hall on 6/28/22.

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

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

9-304(b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THE GRAVEL IS WORN THROUGH AND THERE IS GRASS GROWING THROUGH IT.

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

Jude Petion described his ongoing efforts to comply.

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

**Case: CE22010399**

180 PENN WAY  
800 LLC

This case was first heard on 5/10/22 to comply by 5/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patt Gavin, Code Compliance Officer, said one violation remained and recommended imposition of the fines.

Katrina Jordan, Administrative Supervisor, said the tenant, who was present, had indicated the items had been removed. Ms. Jordan recommended a 10-day extension for reinspection.

Tiffany Gaines, tenant, said everything was cleared.

Judge Purdy granted a 10-day extension, during which time no fines would accrue.

Judge Purdy took a brief recess.

**Case: CE21080035**

2180 NE 62 ST  
KOSH

Service was via posting at the property on 6/8/22 and at City Hall on 6/28/22.

Malaika Murray, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF

Special Magistrate Hearing

July 12, 2022

Page 10

LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

18-12.(a)

THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO OUTDOOR STORAGE OF TILES.

9-304(b)

THERE ARE WEEDS GROWING THROUGH THE DRIVEWAY, THEREFORE NOT PROVIDING A SMOOTH WELL GRADED SURFACE.

9-308(b)

THE ROOF IS STAINED/DIRTY.

9-306

THE PERIMETER COLUMNS HAVE STAINS AND MISSING OR PEELING PAINT. THE DRIVEWAY AND SIDEWALK ARE DIRTY OR STAINED.

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

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

**Case: CE22040623**

2731 SW 13 CT

JEANLOUIS, MAXI

Service was via posting at the property on 7/1/22 and at City Hall on 6/28/22.

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

VIOLATION: 6-5.

THERE ARE ROOSTERS AND/OR CHICKENS ON THIS PROPERTY.

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day. He had no photos of the roosters to present and Ms. Hasan advised the case be withdrawn.

The City withdrew the case.

**Case: CE22040348**

1356 SW 23 AVE

WHITE, ROBERT E JR

Service was via posting at the property on 7/2/22 and at City Hall on 6/28/22.

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FASCIA IS RUSTING AND NEEDS REPAIRED/CLEANED OR PAINTED. THE EXTERIOR OF THE HOUSE HAS STAINS AND NEEDS TO BE CLEANED AND/OR PAINTED.

9-304(b)

THE GRAVEL DRIVEWAY IS NOT MAINTAINED. THERE IS GRASS GROWING IN THE DRIVEWAY AND THE GRAVEL IS SPARSE.

Special Magistrate Hearing

July 12, 2022

Page 11

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 SWALE.

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 30 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: CE22030941**

611 CAROLINA AVE

WASHINGTON, MILDRED

Service was via posting at the property on 6/22/22 and at City Hall on 6/28/22.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR OF THE HOUSE HAS NOT BEEN PAINTED. THERE IS A SHEET OF PLYWOOD ACROSS THE GARAGE DOOR OPENING.

47-39.A.1.b.(6)(b)

THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING, BUT NOT LIMITED TO BRICKS, DRYWALL AND BUCKETS ON THIS PROPERTY.

18-12.(a) **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.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

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

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

**Case: CE22040626**

1013 LONG ISLAND AVE

LANGRIN, MICHAEL & MARCIA

Service was via posting at the property on 6/21/22 and at City Hall on 6/28/22.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE IN THE CARPORT OF ITEMS INCLUDING, BUT NOT LIMITED TO MATTRESSES AT THIS RESIDENTIAL 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,

Special Magistrate Hearing

July 12, 2022

Page 12

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.

47.19.2.II.4.b. **Complied**

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

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day.

**Case: CE22030944**

3648 JACKSON BLVD  
ANTHONY, MAMIE LUE

Personal service was made on 6/21/22. Service was also via posting at City Hall on 6/28/22.

Patt Gavin, 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/TRAILERS PARKED ON THE GRASS/LAWN AREA.

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

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

**Case: CE22040514**

828 NW 3 AVE  
SERENGETI PROGRESSO I LLC

Service was via posting at the property on 6/15/22 and at City Hall on 6/28/22.

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

VIOLATIONS: 47-25.3

ANY LOT THAT BECOMES VACANT THROUGH REMOVAL OF A STRUCTURE SHOULD BE SCREENED FROM THE ABUTTING PUBLIC CORRIDOR. THE GREEN SCREENING ON THE FENCE SURROUNDING THIS LOT HAS AREAS THAT HAVE BEEN TORN.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT HAS PARTS THAT ARE DISCONNECTED, INCLUDING THE GATE AND MESH.

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

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

Special Magistrate Hearing

July 12, 2022

Page 13

**Case: CE22040974**

300 NE 4 ST

DEPENDABLE EQUITIES LLC

Service was via posting at the property on 6/15/22 and at City Hall on 6/28/22.

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

VIOLATIONS: 47-19.1.C. **Complied**

THERE IS A GARBAGE CONTAINER BEING STORED ON THIS PARKING LOT WITHOUT A PRIMARY USE STRUCTURE.

47-20.20.(H)

THE PARKING FACILITY IS NOT BEING MAINTAINED AT THIS PROPERTY. IT HAS CRACKS, THE STRIPING IS FADED, AND IT IS GRADED IN A WAY THAT ALLOWS WATER TO POOL.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day.

**Case: CE22040979**

308 NE 4 ST

DEPENDABLE EQUITIES LLC

Service was via posting at the property on 6/15/22 and at City Hall on 6/28/22.

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.

47-20.20.(H)

THE PARKING FACILITY IS NOT BEING MAINTAINED AT THIS PROPERTY. IT HAS POTHoles AND THE STRIPING IS FADED.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day, per violation.

**Case: CE22050575**

2121 NW 4 ST

WHITEHEAD, HOOVER LE

Service was via posting at the property on 6/27/22 and at City Hall on 6/28/22.

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

VIOLATIONS: 9-278(e)

THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY WHICH CAUSES MORE THAN 50% OF THE REQUIRED VENTILATION.

Special Magistrate Hearing

July 12, 2022

Page 14

18-4.(c)

THERE ARE DERELICT VEHICLES AND/OR TRAILER PARKED/STORED ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SILVER VEHICLE AND BLACK PICK UP WITH FLAT TIRES AND A TRAILER WITH FLAT TIRES.

18-12.(a)

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

9-308(b)

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

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST/WEEDS FREE.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED, INCLUDING BUT NOT LIMITED TO THE GATE ON THE SIDE OF 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.

24-27.(b)

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

9-313.(a)

THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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

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

**Case: CE22020735**

1321 NW 1 AVE

MOMPREMIER, MATHIEU

Service was via posting at the property on 6/21/22 and at City Hall on 6/28/22.

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

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY NOT BEING MAINTAINED. THE GRAVEL IS WORN THROUGH AND THERE IS GRASS 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.

Special Magistrate Hearing

July 12, 2022

Page 15

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

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

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

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

**Case: CE22040771**

17 S FT LAUD BCH BLVD  
THOR GALLERY AT BEACH PLACE LLC;  
%RYAN LLC - DIVINA TAVERAS

Service was via posting at the property on 6/21/22 and at City Hall on 6/28/22.

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

VIOLATION: 6-51.(1)  
THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THE EXTERIOR LIGHT INCLUDING THE SIGNAGE STORE FRONT, WALKWAY, CORRIDORS, AND DECORATIVE LIGHT.

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

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

**Case: CE22040770**

17 S FT LAUD BCH BLVD K-2  
THOR GALLERY A BEACH PLACE LLC;  
%RYAN LLC - DIVINA TAVERAS

Service was via posting at the property on 6/21/22 and at City Hall on 6/28/22.

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

VIOLATION: 6-51.(1)  
THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THE EXTERIOR LIGHT INCLUDING THE SIGNAGE STORE FRONT, WALKWAY, CORRIDORS, AND DECORATIVE LIGHT.

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

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

**Case: CE22050380**

17 S FT LAUD BCH BLVD  
THOR GALLERY AT BEACH PLACE LLC;  
%RYAN LLC - DIVINA TAVERAS

Service was via posting at the property on 6/21/22 and at City Hall on 6/28/22.

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

VIOLATIONS: 6-51.(2)  
THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED

Special Magistrate Hearing

July 12, 2022

Page 16

BEACHES OF FORT LAUDERDALE. THE SECURITY LIGHT ON THE MAIN CORRIDORS/WALKWAY CAN BE SEEN FROM THE BEACH.

6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE IS EXTERIOR LIGHTS FROM MULTIPLE BUSINESSES 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, per violation.

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

**Case: CE22040874**

1613 NW 6 AVE

QUIGLEY, KEVIN B

Service was via posting at the property on 6/21/22 and at City Hall on 6/28/22.

Jean Claude Noel, Code Compliance Officer, testified to the following violation(s):

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

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

9-304(b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THE GRAVEL IS WORN AND HAS GRASS/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 INCLUDING THE SWALE.

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

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

**Case: CE22040685**

480 NW 24 AVE

SUMMER LAKE VILLAS LLC

Service was via posting at the property on 6/22/22 and at City Hall on 6/28/22.

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

VIOLATIONS: 9-306

THERE ARE AREAS OF THE EXTERIOR BUILDING WALLS THAT HAVE STAINS.

47-20.20.(H)

THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHoles THROUGHOUT THE PARKING LOT.

9-305(a) **Complied**

24-7(b) **Complied**

Special Magistrate Hearing

July 12, 2022

Page 17

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation. He stated the owner had been issued a permit for the paving.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation.

**Case: CE22041056**

2152 NE 63 CT  
2152 NE 63 CT LLC

**CITATION**

This case was first cited on 5/3/22 to comply by 5/18/22. 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.

Judge Purdy imposed the \$400 fine.

**Case: CE22041058**

3338 NW 69 ST  
MALDONADO, HECTOR R

**CITATION**

VACATE ORDER OF 6/14/22 & REIMPOSE

This case was first cited on 5/2/22 to comply by 5/17/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,600. No appeal had been received. The City was requesting the order of 6/14/22 be vacated and the fine reimposed.

Judge Purdy vacated the order dated 6/14/22 and imposed the \$1,600 fine.

**Case: CE22041051**

1901 NE 56 ST  
TTT RENTALS LLC

**CITATION**

This case was first cited on 5/3/22 to comply by 5/18/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,200 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$5,200 fine.

**Case: CE22050393**

1235 NE 6 AVE  
VONTIKOMMU, BHASKAR;  
MATHA, CHANDRASHEKARA ET AL

**CITATION**

This case was first cited on 5/14/22 to comply by 5/29/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,200 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$7,200 fine.

**Case: CE22050338**

736 NW 15 TER 1-3  
MBA INVESTMENT GROUP II LLC

**CITATION**

This case was first cited on 5/17/22 to comply by 6/2/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,600 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$2,600 fine.

Special Magistrate Hearing

July 12, 2022

Page 18

**Case: CE22050359**

411 SW 30 TER  
PIANELLI, LORENA

**CITATION**

This case was first cited on 5/17/22 to comply by 6/1/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,000 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.

Judge Purdy imposed the \$8,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE-19120594**

7 N BIRCH RD  
LAS OLAS HARBOR CLUB LLC

**ORDERED TO REAPPEAR**

This case was first heard on 9/9/20 to comply by 11/11/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

The property owner was not present, as ordered.

Judge Purdy imposed the \$11,650 fine, which would continue to accrue until the property was in compliance.

**Case: CE22030202**

1415 N FORT LAUDERDALE BEACH BLVD  
PANJWANI, IQBAL; PANJWANI, SHAMSHAH

This case was first heard on 5/10/22 to comply by 5/20/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$600 fine.

**Case: CE21100426**

3317 NE 15 ST  
TANTIKIJ, TARN

This case was first heard on 4/28/22 to comply by 5/8/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$6,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE21050045**

1309 NE 2 AVE  
ELIZE, ODANIE

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 not in compliance, fines had accrued to \$6,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$6,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE22020538**

1032 NW 6 AVE  
THINKDIZZLE LLC

Special Magistrate Hearing

July 12, 2022

Page 19

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 not in compliance, fines had accrued to \$20,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$20,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE22050457**

**CITATION**

1016 NW 6 AVE 1-2  
ESTEVEZ, WALROGEN

This case was first cited on 5/16/22 to comply by 5/18/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,800 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$7,800 fine.

**Case: CE22050272**

**CITATION**

700 NW 21 TER  
FPT FORT LAUDERDALE LLC

This case was first cited on 5/11/22 to comply by 5/11/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$500 fine.

**Case: CE22010888**

2228 NW 8 ST  
CROSSFIRE FINANCIAL NETWORK

This case was first heard on 4/12/22 to comply by 5/10/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$6,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE22020620**

3201 JACKSON BLVD  
TRICON SFR 2020-2 BORROWER LLC

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 not in compliance, fines had accrued to \$1,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,700 fine, which would continue to accrue until the property was in compliance.

**Case: CE22021000**

3419 SW 12 CT  
CINTRON, WENCESLAO A

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 not in compliance, fines had accrued to \$1,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,200 fine, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

July 12, 2022

Page 20

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 45 and 46 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:

CE22040423

CE22050071

**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:

CE22050383

**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 11:53 A.M.

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

ATTEST:

  
\_\_\_\_\_  
Clerk, Special Magistrate