



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
JULY 28, 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
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Marco Aguilera, Code Compliance Officer
Stephanie Bass, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Julio Davila, Code Compliance Supervisor
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
Rachel Moore, Code Compliance Officer
Evan Oaks, Code Compliance Officer
Karen Proto, Code Compliance Officer
Wilson Quintero Jr. Code Compliance Officer
Bernstein Saimbert, Code Compliance Officer
Raphael Santos, Code Compliance Officer
Michelle Shahryar, Code Compliance Officer
Reginald White, Code Compliance Supervisor

Respondents and witnesses

CE22050380; CE22040771; CE22040770: Stephen
Tilbrook
CE22040300; CE22040543: Courtney Crush
CE22060262: Dennis Ehle
CE22060264: Daniel Alcantara
CE22060260: Michael Aleman
CE22050591: Roya Edwards; Nissan Hamuy
CE22050463: Frank Orphe
SE22040022: Marjorie Nugent
CE19081100: Russel Lo Bello
FC21110017: Ricardo Mejia
CE22050140: Brook Rose
CE22050188: Christa Nabar
CE21090632: Dennis Bosma
FC21110010: F. Devin Schmidt
CE22060116: Florvil St. Louis
CE22050609: John Bennet
CE21110148: Causley Coutain
CE22030071: John Maltby
CE21120141: Troy Fulford
CE22040969: Todd Adderly

CE22050333; CE22050300: John Phillips; Michael
Madfis; Gregory Elke; Randy King; John Calabrese
CE21100492: Sonia Agarwal
CE22031217: Anthony Gondola; Maher Dajani
CE21120246: Russel Johnson
CE21060968: Eduardo Marroquin
CE22020644: Miguel Landrau
CE22040499: Ian Cato
CE22041015; CE21040322; CE20110388: Andrei
Sagdeev
CE22031022: Ziomara Barra-Blackmoon
CE22010089: Shayla Bullard
CE22040517: Shalonda Copeland
CE22020090: Marvin Durand
CE22020431: Alix Blanc
CE21100122: Gene Walter Leslie; Helen Leslie
CE21100636: Elizabeth Fein; Timothy Bulger
CE22020641: Gwendolyn Whitfield
CE22030198: Jeffrey Howard; Jean Pierre Wilson
CE22050382: Brad Miller
CE22050730: Michael Pizzi

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CE22020719: Barbarita Gomez

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

The meeting was called to order at 9:08 A.M.

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

Case: CE21040322

VACATE ORDER OF 6/30/2022 AND RE-HEAR CASE

1716 NW 15 CT

STUDIO 825 RENTALS LLC

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 \$16,450 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, confirmed the property was now in compliance and recommended imposition of the fines.

Andrei Sagdeev, property manager, said the present owner had just purchased the property the previous month and had been aware of the violations but not aware fines were about to accrue. They had complied the violations as soon as they owned the property. He stated no money had been put into escrow for the fines.

Julio Davila, Code Compliance Supervisor, explained that staff had notified the previous owner prior to the last hearing and this was why they requested the previous order be vacated and the case be reheard.

Ms. Flynn vacated the order dated 6/30/22 and imposed no fines.

Case: CE20110388

VACATE ORDER OF 6/30/2022 AND RE-HEAR CASE

1716 NW 15 CT

STUDIO 825 RENTALS LLC

This was a request to vacate the order dated 6/30/22 and re-hear the case.

Ms. Flynn vacated the order dated 6/30/22 and imposed no fines.

Case: CE22010089

2131 NW 7 CT

BULLARD, SHAYLA L

Service was via posting at the property on 7/2/22 and at City Hall on 7/14/22.

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

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

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

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

THERE ARE CONTAINERS WHICH ARE NOT BEING STORED IN AN APPROVED LOCATION.

9-304(b)

THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL.

9-305(b) **Complied**

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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 35 days or a fine of \$25 per day.

Shayla Bullard agreed to comply.

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

Case: CE22040969

1227 NW 5 AVE 1-2
ADDERLY, TODD R

Service was via posting at the property on 7/11/22 and at City Hall on 7/14/22.

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

VIOLATIONS: 9-304(b)

THE DRIVEWAY AND WHEEL STOPS ARE NOT BEING MAINTAINED. THE DRIVEWAY HAS POTHOLES AND IS FADED. THE WHEEL STOPS AND STRIPING ARE DETERIORATED.

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

9-306

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

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

Todd Adderly thought the landscaping would take more than 63 days.

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

Case: CE22050591

401 S FT LAUD BCH BLVD
BEACH BOYS PLAZA INC; % HAMUY

Service was via posting at the property on 7/11/22 and at City Hall on 7/14/22.

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. STRING LIGHTS, TV, AND OTHER DECORATIVE LIGHTS ARE ILLUMINATING THE BEACH.

6-51.(2)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. INTERIOR LIGHTS, INCLUDING BUT NOT LIMITED TO FOOD TRUCK.

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

Roya Edwards requested 30 days. She said some lighting had already been complied.

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

Case: CE21120246

REQUEST FOR EXTENSION

1512 NE 1 AVE
CALHOUN, DIANE

This case was first heard on 3/24/22 to comply by 6/30/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,750 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, confirmed the violations remained and recommended a 28-day extension for the permits to be issued. The owner could request additional time to perform the work at the next hearing.

Russel Johnson, contractor, estimated the work would take four to six months.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/25/22 hearing.

Case: FC21110017

712 NW 57 ST
JJ AUTO LLC

This case was first heard on 2/24/22 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 \$5,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Kisarewich, Fire Safety Captain, said the owner was making progress and recommended a 63-day extension.

Ricardo Mejia agreed to the extension.

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

Case: CE22020431

2741 NW 16 CT
BLANC, FLORENE

This case was first heard on 5/26/22 to comply by 6/30/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,100 and the City was requesting the full fine be imposed.

Karen Proto, Code Compliance Officer, recommended reducing the amount owed to \$672 to cover administrative costs.

Alix Blanc agreed to the reduction.

Ms. Flynn imposed administrative costs of \$672.

Case: CE21100636

ORDERED TO REAPPEAR

2841 N OCEAN BLVD
VANTAGE VIEW INC

This case was first heard on 1/27/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Dorian Koloian, Senior Code Compliance Officer, opposed any extension.

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Timothy Bulger said the project was almost completed and they only needed some pavers, which he anticipated in a few days.

Officer Koloian recommended a 28-day extension and ordering the respondent to attend the 8/25/22 hearing.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/25/22 hearing.

Case: CE22030198

3120 W BROWARD BLVD
GREENTRAILS III LLC

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 \$8,000 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 a 10-day extension for reinspection.

Jeffrey Howard agreed to the extension and said the property was in compliance.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue.

Case: CE22020644

REQUEST FOR EXTENSION

1651 NW 28 AVE
LANDRAU, MIGUEL

This case was first heard on 5/26/22 to comply by 6/30/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,400.

Karen Proto, Code Compliance Officer, recommended a 35-day extension.

Miguel Landrau requested 60 days because he was about to undergo a medical procedure.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/29/22 hearing.

Case: CE19081100

666 W BROWARD BLVD
BURGER KING CORP #43 %RYAN

This case was first heard on 1/16/20 to comply by 3/19/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$155,250 and the City was requesting a \$10,000 fine be imposed.

Gustavo Caracas, Code Compliance Officer, confirmed the property was in compliance.

Russel Lo Bello said the County had City had been "wrangling" over the property for years, causing delays. Officer Caracas agreed that the landscaping and parking lot had been delayed because of Broward County. He recommended a reduction to \$10,000.

Ms. Flynn imposed a fine of \$10,000 for the time the property was out of compliance.

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

Case: CE22040770

REQUEST FOR EXTENSION

17 S FORT LAUDERDALE BEACH BLVD K-2
THOR GALLERY A BEACH PLACE LLC;

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%RYAN LLC - DIVINA TAVERAS

This case was first heard on 7/12/22 to comply by 7/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$300.

Bernstein Saimbert, Code Compliance Officer, reported there had been some progress, but said he opposed an extension.

Stephen Tilbrook said they had been working with the City for some time and noted there was significant lead time ordering the amber lights. He requested 90 days.

Ms. Hasan noted this was not a new law, and a 90-day extension would be nearly the end of sea turtle nesting season.

Dorian Koloian, Senior Code Compliance Officer, said she had attended multiple Zoom meetings with Beach Place and had met with the manager and assistant manager on numerous occasions and met with the tenants more than once. She presented emails into evidence dating to August 2021.

Ms. Flynn declined the extension request.

Case: CE22040771 **REQUEST FOR EXTENSION**

17 S FORT LAUDERDALE BEACH BLVD
THOR GALLERY AT BEACH PLACE LLC;
%RYAN LLC - DIVINA TAVERAS

This case was first heard on 7/12/22 to comply by 7/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$300.

Ms. Flynn declined the extension request.

Case: CE22050380 **REQUEST FOR EXTENSION**

17 S FORT LAUDERDALE BEACH BLVD
THOR GALLERY AT BEACH PLACE LLC;
%RYAN LLC - DIVINA TAVERAS

This case was first heard on 7/12/22 to comply by 7/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$600.

Ms. Flynn declined the extension request.

Case: FC21110010 **ORDERED TO REAPPEAR**

817 NW 57 ST
CARTER PROPERTY ENTERPRISES INC

This case was first heard on 1/27/22 to comply by 2/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Kisarewich, Fire Safety Captain, said the owner was working toward compliance, including permitting. He recommended a 63-day extension.

F. Devin Schmidt agreed to the extension.

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

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

Case: CE22050300

CITATION

1429 SE 14 ST

RANDY D KING TR; KING, RANDY D TRS

This case was first cited on 6/8/22 to comply by 6/18/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,850 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.

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

John Phillips, attorney, said he thought his client had appealed the citation but staff informed him he had not. In that case, the code provided no discretion for a Special Magistrate but to impose the fines. Ms. Flynn noticed that a motion for an extension of time had been filed on July 1 but the appeal deadline was June 23. Ms. Hasan explained the appeal process.

Reginald White, Code Compliance Supervisor, said the non-permitted land use code under which the property had been cited referred to using the property to store vessels not owned by the property owner. Mr. Phillips said there was no definition in the code preventing use of dockage.

Mr. Phillips wished to present evidence and Ms. Hasan objected, stating if an appeal was not timely filed, the violation was deemed admitted and the Magistrate must impose the fines. Mr. Phillips disagreed. Ms. Flynn denied the motion for an extension of time and said she could not admit evidence because there had been no appeal. She imposed the \$5,850 fine, which would continue to accrue until the property was in compliance.

Case: CE22050333

CITATION

1424 SE 14 ST

RANDY D KING TR; KING, RANDY D TRS

This case was first cited on 6/8/22 to comply by 6/18/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,850 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.

Ms. Flynn denied the motion for an extension of time and imposed the \$5,850 fine, which would continue to accrue until the property was in compliance.

Case: CE22060264

CITATION

316 SW 13 ST

ALCANTARA, DANIEL ORLANDO

This case was first cited on 6/11/22 to comply by 6/12/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,000 and the City was requesting the full fine be imposed. No appeal had been received.

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

Daniel Alcantara said he had not filed an appeal because he was out of town. He said he had returned on 6/22, and Ms. Flynn stated he had been allowed until 6/26 to file an appeal but he had not.

Ms. Flynn imposed the \$8,000 fine.

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Case: CE22060116

CITATION

825 NE 11 ST
ST LOUIS, FLORVIL

This case was first cited on 6/6/22 to comply by 6/16/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,150 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.

Stephanie Bass, Code Compliance Supervisor, recommended imposition of the fines.

Florvil St. Louis had not filed an appeal but said the property was now in compliance.

Ms. Flynn imposed the \$6,150 fine, which would continue to accrue until the property was in compliance.

Case: CE22030071

REQUEST FOR EXTENSION

1115 NE 16 AVE
MALTBY, JOHN C

This case was first heard on 6/14/22 to comply by 7/12/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$375.

Bernstein Saimbert, Code Compliance Officer, said the owner was making an effort and recommended a 21-day extension.

John Maltby agreed to the extension.

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

Case: CE21090632

813 NW 17 ST
WRIGHT, VINA J; BOSMA, DENNIS HARLAN ET AL

This case was first heard on 4/28/22 to comply by 6/2/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,125 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Dennis Bosma said he had not seen the notice but he was working on the violations now. He described his efforts so far to comply and requested 30-60 days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE22020641

2931 SW 13 CT
WHITFIELD, GWENDOLYN

This case was first heard on 5/10/22 to comply by 5/31/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$375 and the City was requesting the full fine be imposed.

Marco Aguilera, Code Compliance Officer, recommended a 10-day extension for reinspection.

Gwendolyn Whitfield agreed to the extension.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue.

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Case: CE21100492

1500 NW 18 CT
DASH PROJECT INC

This case was first heard on 2/24/22 to comply by 3/31/22 and 6/30/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$26,300 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, said violation 18-12(a) remained and recommended imposition of the fines.

Sonia Agarwal said they were required to keep the tarp on the roof but she now had a permit. She stated she was working with the City's bulk trash service to arrange a special pickup.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/25/22 hearing.

Case: CE21120141

1208 NE 16 AVE
ALVAREZ, CLAUDIA; FULFORD, TROY211

This case was first heard on 3/24/22 to comply by 5/5/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting no fine be imposed.

Stephanie Bass, Code Compliance Supervisor, recommended no fine be imposed.

Troy Fulford agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: CE22060262

308 SW 12 CT
EHLE, DENNIS E

CITATION

This case was first cited on 6/11/22 to comply by 6/12/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,000 and the City was requesting the full fine be imposed. No appeal had been received.

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

Dennis Ehle said he had been in Indiana at the time he was cited. He had also been suffering with a Covid infection.

Ms. Flynn imposed the \$8,000 fine.

Case: CE22031022

1916 SW 11 ST
MPG 1916 LLC

CITATION

This case was first cited on 3/29/22 to comply by 3/31/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,700 and the City was requesting the full fine be imposed. No appeal had been received.

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

Ziomara Barra-Blackmoon said she had not filed an appeal.

Ms. Flynn imposed the \$8,700 fine.

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Case: CE22050609

CITATION

916 SE 12 ST
CHEZ LEILANI LLC

This case was first cited on 5/22/22 to comply by 5/23/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,600 and the City was requesting the full fine be imposed. No appeal had been received.

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

John Bennet said he had not filed an appeal. He asked to speak with the City regarding a reduced fine. Ms. Hasan advised him to speak privately with the inspector.

Ms. Flynn imposed the \$11,600 fine.

Case: CE22050140

CITATION APPEAL

718 SE 17 ST
JONAH PROPERTIES LLC;
% RICHARD J ROSE M D

VIOLATION: 15-28
THE BUSINESS "TENT TEST" AT THIS LOCATION IS OPERATING WITHOUT A
CURRENT YEAR BUSINESS TAX RECEIPT OR ANY REGISTRATION WITH THE CITY OF
FORT LAUDERDALE AND/OR STATE.

Manuel Garcia, Code Compliance Officer, testified that the property had been cited on 5/4/22 to comply by 5/5/22. The property was not in compliance and fines totaled \$12,450.

Brook Rose, son of the respondent, read a statement on behalf of his father, explaining that a tenant had set up the business on the property and refused to stop operating. They were now moving forward to evict the tenant.

Ms. Flynn granted a 63-day extension and ordered the respondent to attend the 9/29/22 hearing.

Case: CE22020090

2201 SW 14 ST
DURAND, MARVIN

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, fines had accrued to \$5,150 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 the owner was making progress and recommended a 91-day extension and ordering the respondent to attend the 10/27/22 hearing.

Marvin Durand 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 10/27/22 hearing.

Case: CE22050730

CITATION

5320 N POWERLINE RD
DEZER POWERLINE OUTPARCEL LLC

This case was first cited on 5/28/22 to comply by 6/4/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,950 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, stated the property was in compliance as of his inspection the previous day and recommended imposition of the \$7,800 fine.

Michael Pizzi, attorney, said his clients had not filed an appeal. He noted the tenant was responsible for the violation and as soon as the owner was aware of it, he had complied. Mr. Pizzi said he felt there were due process and notice issues regarding when the owner became aware of the violation and whether he had a meaningful opportunity to comply. Ms. Hasan stated when the owner became aware of the violation was "completely legally irrelevant" what was relevant was whether notice was afforded pursuant to local code and 162.

Ms. Flynn imposed the \$7,800 fine.

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

Case: CE22040543

203 S FORT LAUDERDALE BEACH BLVD
TRD OF FORT LAUDERDALE LLC

This case was first heard on 6/14/22 to comply by 6/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,650 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.

Courtney Crush said this was an "operational issue" and they had the dimmers installed. She requested a 7-day extension. Officer Saimbert did not object to the request.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue.

Case: CE22040300

233 S FORT LAUDERDALE BEACH BLVD
235 S FT LAUDERDALE BEACH LLC

This case was first heard on 6/14/22 to comply by 6/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,650 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 a 10-day extension.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue.

Case: SE22040022

CITATION APPEAL

511 LONG ISLAND AVE
NUGENT, MARJORIE H/E; DRUMMOND, J IHAN

VIOLATION: 24-7(b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 4/5/22 and the trash remained on 4/7/22. The City had subsequently removed the trash on 4/8/22.

Marjorie Nugent said a tree had died and fallen down on the property so she had to hire someone to remove it. She had gone to the Code office later and been informed she could call the Code officer to discuss this.

Ms. Flynn denied the appeal.

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Case: CE21100122

REQUEST FOR EXTENSION

2800 NW 20 ST
LESLIE, G W & HELEN R

This case was first heard on 3/24/22 to comply by 7/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$625.

Manuel Garcia, Senior Code Compliance Officer, said the owner was working toward compliance and recommended a 112-day extension.

Helen Leslie agreed to the extension.

Ms. Flynn granted a 112-day extension, during which time no fines would accrue.

Case: CE22050382

4280 GALT OCEAN DR
PLAZA SOUTH ASSN INC

Personal service was made on 6/8/22. Service was also via posting at City Hall on 7/14/22.

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

VIOLATION: 6-51.(2)
THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE ARE LIGHTS ILLUMINATING FROM ROOMS THAT CAN BE SEEN FROM THE BEACH, AS WELL AS EXTERIOR LIGHTS ON NORTH SIDE OF BUILDING FACING PARKING LOT.

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

Brad Miller, general manager, said the contractor had indicated the lights would not be available for six weeks. He requested 60 days.

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

Case: CE22050463

448 NW 21 AVE
ORPHE, FRANK

Service was via posting at the property on 7/2/22 and at City Hall on 7/14/22.

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. TRASH ALSO INCLUDES BUT IS NOT LIMITED TO; SHOPPING CART FILLED WITH MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION OF CASE NUMBERS: CE20120450, CE21080033, CE21120535 AND CE22010677.

Officer Quintero presented the case file into evidence and said the property was in compliance as of 6/8/22 but he had informed the owner that this recurring violation would be heard by the Special Magistrate. He asked for a finding of fact that the violation had existed as cited.

Frank Orphe said this was a recurring problem in his neighborhood. He was constantly picking up debris people dropped on the property. He stated he was installing a fence and hoped this would address the problem.

Ms. Flynn found in favor of the City that the violation had existed as cited.

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Case: CE22031217

CITATION

1500 NW 19 ST

19TH STREET FAMILY HOLDINGS LLC

This case was first cited on 5/12/22 to comply by 5/15/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,350 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.

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

Anthony Gondola, contactor, said he was unaware he should file an appeal.

Ms. Flynn imposed the \$11,350 fine, which would continue to accrue until the property was in compliance.

Case: CE22040499

1713 NW 7 CT

C & S DEVELOPERS & BUILDER &; MORE LLC

Service was via posting at the property on 6/18/22 and at City Hall on 7/14/22.

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 AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF CASES NUMBERS CE22020139, CE20080305 AND CE19011446.

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 LEANING, HAVE BENT POLES AND AREAS WHICH ARE NOT SECURED PROPERLY. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE22020139.

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

Ian Cato agreed to comply. He said people threw trash on this vacant property. He stated they cut the grass and cleaned the property monthly.

Julio Davila, Code Compliance Supervisor, said he had spoken with Mr. Cato, who had agreed to cut the grass and clean the property more often.

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

Case: CE22040517

2200 NW 8 ST

COPELAND, SHALONDA L

Service was via posting at the property on 7/2/22 and at City Hall on 7/14/22.

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

VIOLATIONS: 9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED. THERE ARE MISSING SECTIONS OF THE FENCE, AS WELL AS BENT POLES.

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18-4.(c)

THERE IS A DERELICT RED TRUCK BEING PARKED/STORED ON THE PROPERTY WITHIN THE CHAIN LINK FENCE ON THE LAWN.

9-304(b)

THERE IS A VEHICLE BEING PARKED/STORED ON THE GRASS/LAWN AREA.

24-7(b) **Complied**

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

Shalonda Copeland said she called the City when someone dumped on the property. She 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: CE21110148

943 NW 14 ST

COUTAIN, CAUSLEY M

Service was via posting at the property on 7/13/22 and at City Hall on 7/14/22.

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

VIOLATIONS: 9-280(h)(1)

THE CHAIN LINK FENCE IS IN DISREPAIR. THERE ARE PARTS OF THE FENCE THAT ARE BENT, TIED TO AN ELECTRICAL CORD, AND NOT FULLY SECURE.

9-305(b)

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

47-34.1.A.1.

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY INCLUDING, BUT NOT LIMITED TO A WHEELBARROW, BUCKETS, REFRIGERATOR AND OTHER MISCELLANEOUS ITEMS. THIS IS AN ILLEGAL LAND USE IN THIS RS-8 ZONING.

18-12.(a)

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

47-34.4.B.1.

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

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

Causley Coutain requested more than 35 days. Officer Exantus suggested 63 days and a notice to reappear.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation and ordered the respondent to attend the 9/29/22 hearing.

Ms. Flynn took a brief recess.

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Case: FC22060005

729 NW 1 ST

MAR HOLDING INC

Service was via posting at the property on 7/7/22 and at City Hall on 7/14/22.

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

VIOLATIONS: 1:13.6.4.3.2.1, FFPC

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

NFPA 1:13.6.3.1.3.8.

THE FIRE EXTINGUISHER(S) IS/ARE NOT MOUNTED ACCORDING TO THE CODE.

NFPA 101:7.9.2.1, FF

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

NFPA 101:7.10.5.2.1,

THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

NFPA 1:11.1.5.6, FFP

EXTENSION CORDS ARE BEING USED AS A SUBSTITUTE FOR PERMANENT WIRING.

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: CE22010427

1931 NE 62 ST

LSF9 MASTER PARTICIPATION TR;

U.S. BANK TR NA TRUSTEE %RESICAP

Service was via posting at the property on 7/14/22 and at City Hall on 7/14/22.

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

VIOLATIONS: 18-11.(b) **Complied**

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION. SEE CASE NUMBER CE21050792 AND WILL PROCEED TO SPECIAL MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING TO OBTAIN A FINDING OF FACT.

9-308(b) **Complied**

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

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9-304(b) **Complied**

THE DRIVEWAY IS IN DISREPAIR. THERE ARE HOLES, CRACKS, AND NEEDS IT NEEDS RESURFACING.

Officer Koloian presented the case file into evidence and said all violations were now in compliance. She requested a finding of fact that these recurring violations had existed as cited.

Ms. Flynn found in favor of the City that the violations had existed as cited.

Case: CE22060519

2317 CASTILLA ISLE
LINET, HARRY A

Service was via posting at the property on 7/6/22 and at City Hall on 7/14/22.

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

VIOLATIONS: 47-19.3(h) **Complied**

THERE IS A WATERCRAFT DOCKED ADJACENT TO RESIDENTIAL PROPERTY IN SUCH A POSITION THAT CAUSES IT TO EXTEND BEYOND THE SIDE SETBACK LINES. THIS IS A REPEAT VIOLATION, PREVIOUS CASE IS CE21040542. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF ANY ACHIEVED COMPLIANCE.

Officer Shahryar presented the case file into evidence and said the property was now in compliance. She requested a fine of \$150 for the one day this repeat violation had existed.

Ms. Flynn found in favor of the City and imposed a fine of \$150 for the one day the violation had existed.

Case: CE22030477

1301 N DIXIE HWY
MARCELLUS ENTERPRISES LLC

Service was via posting at the property on 7/12/22 and at City Hall on 7/14/22.

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

VIOLATIONS : 18-1. **Complied**

THERE IS LOOSE TRASH, INCLUDING BUT NOT LIMITED TO LIQUOR BOTTLES, WATER BOTTLES, SODA CANS, BROWN PAPER BAGS, PLASTIC CUPS AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

47-21.11.A. **Complied**

THERE IS LANDSCAPE DEBRIS/WEEDS CAUSING BLIGHT THROUGHOUT THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE PERIMETER OF THE BUILDING NOT BEING MAINTAINED.

47-20.20.(H)

THERE ARE GREASE STAINS THROUGHOUT THE PARKING LOT FACING NORTH ON WEST DIXIE HIGHWAY.

47-21.16.A. **Complied**

THERE IS A DEAD TREE ON THE SOUTH SIDE OF THE PROPERTY, FACING NE 13 STREET CAUSING BLIGHT AND A NUISANCE TO THE ADJACENT AREA.

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47-22.3.U.1

THE WINDOW SIGNS EXCEED 20% OF THE GLASS SURFACE TO WHICH IT IS DIRECTLY APPLIED.

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: CE22040857

2327 NW 12 CT

H PAUL LLC

Service was via posting at the property on 6/29/22 and at City Hall on 7/14/22.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

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

THE DRIVEWAY IS NOT AN APPROVED MATERIAL AND THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THERE ARE VEHICLES PARKED ON THE LAWN SURFACE.

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

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

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

THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING, BUT NOT LIMITED TO PLASTIC PAILS AND PAINT CANS BEING STORED OUTDOORS ON THIS RESIDENTIAL PROPERTY, WHICH IS A NON-PERMITTED LAND USE IN RS-8 ZONING PER ULDR TABLE 47-5.11.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND ARE DIRTY, ESPECIALLY ALONG THE ROOFLINE AND ON THE AWNINGS.

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

18-1

THERE IS OUTDOOR STORAGE IN THE CARPORT OF ITEMS INCLUDING, BUT NOT LIMITED TO PAINT CANS AND PLYWOOD 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.

18-4(c)

THERE ARE DERELICT TRUCKS PARKED/STORED ON THE PROPERTY.

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

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: CE22041010

1225 NW 23 TER

INVESTMENT LAWYERS LLC

Service was via posting at the property on 6/23/22 and at City Hall on 7/14/22.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

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

9-305(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 INCLUDING THE SWALE AREA.

9-306

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

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

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

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

Case: CE22030756

1413 NW 11 ST

AMIR, NISSIM & YAFFA

Service was via posting at the property on 7/8/22 and at City Hall on 7/14/22.

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

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

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

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA AS WELL AS THE DRIVEWAY ON THIS VACANT, UNOCCUPIED PROPERTY. THE DRIVEWAY IS NOT BEING MAINTAINED. IT HAS CRACKS, POTHOLES AND THE ASPHALT TOPCOAT IS RAISED, LOOSE, AND MISSING IN SOME AREAS.

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

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

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9-280(h)(1)

THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING PARTS AND MISSING SECTIONS.

18-12.(a)

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

Officer Exantus presented the case file into evidence and recommended ordering compliance within 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: CE22050419

STIPULATED AGREEMENT

718 SW 2 CT

KENNEY, BRADFORD

Service was via posting at City Hall on 7/14/22.

VIOLATIONS: 9-280(h)(1)

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

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

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE LARGE CONCRETE SLABS AND OTHER MISCELLANEOUS ITEMS BEING STORED ON THE WEST SIDE OF THE PROPERTY WHICH IS PROHIBITED IN AN RML-25 ZONE.

9-305(b)

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

9-308(a) **Complied**

THERE ARE MULTIPLE BROKEN AND MISSING PIECES OF ROOF MATERIAL MISSING. THE ROOF IS IN DISREPAIR AND IS NOT MAINTAINED PROPERLY.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FRONT SECTION OF THE HOUSE HAS WINDOWS WHICH IS IN DISREPAIR AND THERE ARE PIECES OF WOOD PANELS THAT ARE MISSING.

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

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

Case: CE22040349

1362 SW 23 AVE

COOPER, MICHAEL JAY EST

Service was via posting at the property on 7/15/22 and at City Hall on 7/14/22.

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

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND

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WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE SWALE AREA HAS GRASS GROWING THROUGH IT.

9-304(b)

THE GRAVEL DRIVEWAY AT THIS PROPERTY NEEDS MAINTAINED. THERE IS GRASS GROWING THROUGH THE GRAVEL.

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

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

Case: CE21120440

1613 NW 15 PL

STAR 2021-SFR1 BORROWER LP;

%STARWOOD CAPITAL GROUP

Service was via posting at the property on 7/8/22 and at City Hall on 7/14/22.

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

VIOLATIONS: 9-305(b)

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

9-304(b) **Complied**

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

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

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

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

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

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: CE22010355

2110 NW 29 AVE

PONASA LLC

Service was via posting at the property on 6/29/22 and at City Hall on 7/14/22.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: BCZ-39-275(6)(B)

NON-PERMITTED LAND USE IN RS-5 ZONED PROPERTY. UNROOFED OUTDOOR STORAGE/UNDER ROOF CONSISTING OF BUT NOT LIMITED TO CAR PARTS, APPLIANCES, TOOLBOXES AND OTHER MISCELLANEOUS ITEMS.

BCZ 39-296.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-5 ZONED PROPERTY. THE SUBJECT PROPERTY IS BEING USED TO STORE A DERELICT VESSEL ON A TRAILER AND SCRAP METAL.

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

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE ON THE PROPERTY IS BROKEN AND NOT SITTING UPRIGHT. THE CHAIN LINK FENCE SUPPORT POLES ARE TORN OFF THE GROUND.

9-304(b)

THERE ARE TRAILERS STORED ON THE GRASS/LAWN AREA. IN ADDITION, THE DRIVEWAY OF THE PROPERTY WAS NOT OBSERVED TO BE MAINTAINED, CLEAN OR WELL GRADED. THERE ARE OIL STAINS ON THE DRIVEWAY.

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

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

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

Case: CE22040162

421 NW 14 WAY

REEF PROPERTIES LLC

Service was via posting at the property on 7/14/22 and at City Hall on 7/14/22.

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

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

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE THAT CONSISTS OF BUT IS NOT LIMITED TO A DERELICT VEHICLE, TARPS, TIRES, ROLLED UP BOUNCE HOUSES, TABLES CHAIRS AND OTHER MISCELLANEOUS ITEMS.

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

THERE IS A DERELICT VEHICLE STORED AT THE REAR OF THE PROPERTY.

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

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

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. IN ADDITION, THE PARKING FACILITIES INCLUDING ACCESS AISLES AND DRIVEWAYS ARE NOT SURFACED WITH A HARD, DUSTLESS MATERIAL, AND MAINTAINED IN A SMOOTH, WELL GRADED CONDITION.

9-305(a) **Complied**

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

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE ON THE PROPERTY HAS AREAS THAT ARE FALLING AND THE GATES APPEAR TO BE BROKEN.

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

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

Case: CE22040338

1565 NW 5 ST

ANAJASE REALTY TR;

TAMAR GROUP LLC TRUSTEE

Service was via posting at the property on 6/22/22 and at City Hall on 7/14/22.

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. THERE IS ALSO AN ACCUMULATION OF LEAVES THROUGHOUT THE ENTIRE PROPERTY.

9-308(b)

THERE ARE STAINS OF DIRT ALONG THE ROOF DRIP LINE.

9-305(a)

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

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO; BRICKS, TIRE, ENGINE HOIST, AUTOMOTIVE EQUIPMENT, 55 GALLON PLASTIC DRUMS, COOLER, MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR FOR THIS RS-8 ZONED RESIDENTIAL SINGLE-FAMILY PROPERTY.

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: CE22040703

1601 NW 12 CT

FYR SFR BORROWER LLC;

%HAVENBROOK HOMES

Service was via posting at the property on 7/2/22 and at City Hall on 7/14/22.

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

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

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47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE AT THIS LOCATION. RED/WHITE/BLACK COMMERCIAL VEHICLE - FL TAG # QNQ A66 - EXP. 12/21 – STICK N MOVE JUNK REMOVAL DECALS THROUGHOUT.

9-304(b)

THERE ARE VEHICLES BEING PARKED/STORED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS ALSO NOT BEING MAINTAINED AS REQUIRED. IT IS WORN AND HAS GRASS 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.

9-308(a)

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

Officer Quintero 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: FC22040003

490 SE 21 ST

WILLIAM BEBLUK & RONALD ROGOWSKI EST

This case was first heard on 5/26/22 to comply by 6/30/22. 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.

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

Case: FC22040007

111 SE 19 ST

111 PRINCIPALITIES LLC

This case was first heard on 5/26/22 to comply by 6/30/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$2,400 fine.

Case: CE22060258

2590 NE 43 ST

PRINS, JOHNATHAN WAYNE

CITATION

This case was first cited on 6/11/22 to comply by 6/12/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,200 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$3,200 fine.

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Case: CE22050482

CITATION

2590 NE 43 ST
PRINS, JOHNATHAN WAYNE

This case was first cited on 5/19/22 to comply by 5/29/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,800 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$1,800 fine.

Case: CE21090763

1816 NE 11 AVE 1-6
SANCHEZ, OSCAR DEREK

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, fines had accrued to \$7,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,250 fine, which would continue to accrue until the property was in compliance.

Case: CE22060323

CITATION

801 W BROWARD BLVD
B & C LLC

This case was first cited on 6/16/22 to comply by 6/23/22. 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. No appeal had been received.

Ms. Flynn imposed the \$1,500 fine.

Case: CE22060173

CITATION

1018 NW 6 ST
CONE, WILLIAM J & ELECTA C

This case was first cited on 6/10/22 to comply by 6/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,000 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.

Ms. Flynn imposed the \$10,000 fine, which would continue to accrue until the property was in compliance.

Case: CE21100493

1220 NE 3 ST 103
SWEENEY, THOMAS A & GLORIA
SWEENEY, MICHAEL

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 \$1,475 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,475 fine.

Case: CE22031064

1221 NE 14 AVE
CASTRATARO, GEORGE H/E;
CASTRATARO, JASON

This case was first heard on 6/14/22 to comply by 6/24/22. Violations and extensions were as noted in the agenda. The

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property was not in compliance, fines had accrued to \$1,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1.650 fine, which would continue to accrue until the property was in compliance.

Case: CE22060260

CITATION

319 SW 12 CT 1-3
CENTURION VENTURE GROUP LLC

This case was first cited on 6/11/22 to comply by 6/12/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,000 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$8,000 fine.

Case: CE22060105

CITATION

1230 NW 15 TER
PIERRE, ERNCO; SAINTELUS, NADIA

This case was first cited on 6/3/22 to comply by 6/4/22. 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. No appeal had been received.

Ms. Flynn imposed the \$10,600 fine, which would continue to accrue until the property was in compliance.

Case: CE21110684

1100 NW 15 AVE
GUZMAN VINTIMILLA, LISIMACO A

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, fines had accrued to \$1,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,900 fine, which would continue to accrue until the property was in compliance.

Case: CE22050760

CITATION

724 NW 17 ST
SHUTTS, JASON ALBERT

This case was first cited on 6/1/22 to comply by 6/4/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,250 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.

Ms. Flynn imposed the \$13,250 fine, which would continue to accrue until the property was in compliance.

Case: CE22060011

CITATION

206 NE 13 ST
COHEN, ADI

This case was first cited on 6/2/22 to comply by 6/9/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,600 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.

Ms. Flynn imposed the \$9,600 fine, which would continue to accrue until the property was in compliance.

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Case: CE22020136

1475 SW 33 ST
CSMA FT LLC

This case was first heard on 4/28/22 to comply by 5/19/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,725 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,725 fine, which would continue to accrue until the property was in compliance.

Case: CE22020460

2105 SW 18 AVE
SCHOFIELD, TODD W & SHERRY

This case was first heard on 4/28/22 to comply by 7/6/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,150 fine, which would continue to accrue until the property was in compliance.

Case: CE22030570

2441 CAT CAY LN
SZUBROWSKI, LINDA J

This case was first heard on 5/26/22 to comply by 6/23/22. Violations and extensions were as noted in the agenda. The 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.

Ms. Flynn imposed the \$3,400 fine, which would continue to accrue until the property was in compliance.

Case: CE22030997

1590 SW 31 AVE
SIZA INVESTMENT GROUP INC

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 not in compliance, fines had accrued to \$5,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,200 fine, which would continue to accrue until the property was in compliance.

Case: CE22030067

1117 NE 16 TER
KEHAYAS, MICHAEL

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, fines had accrued to \$1,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,350 fine, which would continue to accrue until the property was in compliance.

Case: CE21090237

1222 NW 23 TER
PARKER, VERA H/E PARKER, TRAVIS

This case was first heard on 12/9/21 to comply by 4/7/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,550 and the City was requesting administrative costs of \$856.

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Ms. Flynn imposed administrative costs of \$856.

Later in the meeting, Ms. Jordan requested the previous order be amended to waive all fines and costs.

Ms. Flynn amended her previous order and imposed no fines or fees.

Case: CE22050188

809 SW 16 ST
NABAR, CHRISTA

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 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: CE22030794

1801 SW 12 ST
NER YITZCHAK OF HIGHLAND LAKES; INC

This case was first heard on 5/26/22 to comply by 6/9/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,100 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$2,100 fine.

Case: CE21090762

1009 NW 11 CT
DAVIS, FLOYD

VACATE ORDER OF 6/30/2022 AND RE-HEAR CASE

This was a request to vacate the order dated 6/30/22 and re-hear the case.

Ms. Flynn vacated the order dated 6/30/22.

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 \$2,250 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 a 35-day extension.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE22020393

920 NW 2 AVE
COOPER, CORBEL G &; COOPER, HILDA

VACATE OIF 6/14/2022

This was a request to vacate the order imposing the fine dated 6/14/22.

Ms. Flynn vacated the order imposing the fine dated 6/14/22.

Julio Davila, Code Compliance Supervisor, said he wished the Special Magistrate to authorize the City to abate the property.

Ms. Flynn found in favor of the City and authorized the City to abate he property.

Case: CE21090094

REQUEST FOR EXTENSION

417 NW 15 TER
DAVIS, MAXINE

This case was first heard on 3/24/22 to comply by 7/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Wilson Quintero Jr., Code Compliance Officer, read a letter from the owner indicating she could not be present due to health issues and recommended a 180-day extension. The owner had pulled a permit for the roof.

Ms. Hasan stated the other violations did not require a permit and Julio Davila, Code Compliance Supervisor, said the owner was on a fixed income and the City was helping her. Ms. Hasan stated the closed metal shutters were a life safety issue. Supervisor Davila stated the City would help the owner with that violation sooner. Officer Quintero said when he met with the owner, the shutters were open.

Ms. Flynn granted a 10-day extension for 9-278(e) and a 182-day extension for the two other remaining violations, during which time no fines would accrue.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 60 and 61 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:

CE22040839 CE21110147 CE22041015 CE22050268

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:

CE22050042

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:

CE22020719

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:

CE22040431

There being no further business, the hearing was adjourned at 12:45 P.M.


Special Magistrate

ATTEST:

Clerk, Special Magistrate