



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE ANN FLYNN PRESIDING  
AUGUST 9, 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  
Patricia Saintvil-Joseph, Assistant City Attorney  
Stephanie Bass, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Sr. Code Compliance Officer  
Julio Davila, Code Compliance Supervisor  
Manuel Garcia, Sr. Code Compliance Officer  
Patt Gavin, Code Compliance Officer  
Bobby Jaiprashad, Code Compliance Officer  
Dorian Koloian, Senior Code Compliance Officer  
Malaika Murray, Code Compliance Officer  
Karen Proto, Code Compliance Officer  
Wilson Quintero Jr. Code Compliance Officer  
Bernstein Saimbert, Code Compliance Officer  
Reginald White, Code Compliance Supervisor  
Gail Williams, Sr. Code Compliance Officer

**Respondents and witnesses**

CE22050300; CE22050333: John Phillips Attorney, Randy King; Greg Eike; Michael Madfis; Marissa Lord; Jacqueline Hansen; John Jewell	CE22030714: Daniel Hurt
CE22060695: Jessica Massad	CE22040843: Dieulifaites Jean Jules
CE22060754: Dale Saunders	CE20100030; CE20091288: Maria Castro
CE22060319: Ziomara Blackman	CE22040602: Alexander Pinto
CE22020178: Scarlett Martinez Hiciano	CE22040729: Thomas Stafford
CE22060305: Javier Ruiz; Andres Londono	CE22050010; CE22050012; CE22050013: Juan Chueca; Nils Bergmann
	CE22020738: Thomas Stevens
	CE22030650: Dominic Darpino

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

The meeting was called to order at 9:05 A.M.

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

**Case: CE22050300**

**CITATION APPEAL**

1429 SE 14 ST  
RANDY D KING TR; KING, RANDY D TRS

The property was cited on 6/8/22 to be complied by 6/18/22. The property was in compliance, fines had accrued to \$7,050 and the City was requesting imposition of the total fine.

## Special Magistrate Hearing

August 9, 2022

Page 2

Manuel Garcia, Senior Code Compliance Officer, said the owner had informed the City that the vessels belonged to friends and associates and the owner was not renting dockage

Officer Garcia confirmed for John Phillips, attorney, that the violation of 47-34.1.A.1. related to the prohibition against storage of vessels not documented to the property owner. Mr. Phillips stated there was no definition of "marina-like activities" in the City Code and officer Garcia agreed. Mr. Phillips said the zoning code chapter 8, section 47-35.1.A.1. indicated an owner of a single-family home could not rent dockage but there was no prohibition against allowing someone to dock for free there. He asked the case to be dismissed.

Ms. Joseph referred to the definition of "commercial marina" in the City Code Section 8-1 which indicated that boat-related services must be offered to qualify as a commercial marina. Officer Garcia was not aware of any boat services at the property. One of the boats docked was registered to a charter company not owned by Mr. King.

Mr. Phillips tendered Greg Eike, marina employee, as an expert witness. Ms. Joseph questioned him about any professional licenses he held, but he had none. Ms. Flynn said it was not necessary to tender Mr. Eike as an expert witness.

Mr. Eike testified regarding typical services provided at a commercial marina. He had visited Mr. King's property and stated he had observed no marina-like activities on the property.

Michael Madfis, architect and land planner, testified to his experience with the City ordinances and described activities that would constitute a marina. He said he had seen this property and had not observed any marina-like activity. Mr. Phillips wished to tender Mr. Madfis as an expert witness and Ms. Joseph objected, because he had no qualifications, but accepted him as a witness. Ms. Flynn stated she would consider Mr. Madfis's testimony as a witness, not as an expert.

Mr. Phillips read letters submitted by two neighbors indicating the properties were well-kept and caused no disturbance. Mr. Phillips also presented an affidavit from the property owner, Randy King, indicating he did not rent dock space at either property. Ms. Joseph objected to allowing the letters as evidence, since the writers were not present for cross examination. She agreed to accept them as letters of support. Ms. Flynn agreed.

Marissa Lord, neighbor, said Mr. King had been running a commercial marina at the property for many years. She said there had been armed robberies, large fuel spills and extreme traffic with marina-related activities, including service and cleaning crews, and fuel trucks. She stated the property had a "commercial sized concrete dock" spanning both properties. She said the activity at the property had been a concern for years.

Jacqueline Hansen, neighbor, said Mr. King had started with one or two boats and grown over time. She stated neighbors had discuss the impact this was having on the neighborhood with additional traffic and increasing crime. She said there was a large volume of traffic and boats. Ms. Hansen said the neighbors felt this was unsafe, especially in a cul-de-sac that was not easy to navigate. She stated their trash could not always be picked up because of the number of boat service vehicles parking in the area. Whether or not money was changing hands, Ms. Hansen stated there was definitely a "marina-like atmosphere." Ms. Hansen informed Mr. Phillips that she had no proof that the crime in the area was caused by any of Mr. King's friends.

Randy King, owner, testified that he did not rent dockage at either property or allow any marina activities. He was aware of just one fuel spill on one of his boats. He did not allow major repairs to be performed at either property. He said he was aware of more crime but said none was due to his friends. He said a nearby vacation rental generated a lot of vehicular traffic.

Mr. Phillips read the definition of marina from City Code. Ms. Flynn asked who maintained the boats when the people were out of town and Mr. Phillips said routine maintenance such as cleaning was permitted, provided the activity did not exceed noise limits. He read from the Broward County ordinance, which stated waterfront single-family properties with fewer than five slips were not considered boat facilities. Mr. Phillips stated this was not a commercial marina "in any sense of the word." He reiterated there was no prohibition against allowing friends to keep boats at a private residence. He asked Ms. Flynn to dismiss the violations.

Ms. Joseph asked for a list of the boats that Officer Garcia had witnessed docked at the property, along with their

Special Magistrate Hearing

August 9, 2022

Page 3

ownership and owners' addresses. Officer Garcia read the list he had submitted into evidence earlier in the meeting.

Ms. Flynn asked if there was no evidence of rental, what the violation was. Officer Garcia said storage of the vessels was the violation. Ms. Joseph stated the multiple vessels that did not belong to the property owner gave rise to the violation. Mr. Phillips said no ordinance prohibited allowing friends to use a dock.

Ms. Flynn took the case under advisement.

**Case: CE22050333**

**CITATION APPEAL**

1424 SE 14 ST

RANDY D KING TR; KING, RANDY D TRS

The property was cited on 6/8/22 to be complied by 6/18/22. The property was in compliance, fines had accrued to \$7,050 and the City was requesting imposition of the total fine.

Ms. Flynn took the case under advisement.

The following three cases for the same owner were heard together.

**Case: CE22050010**

3017 ALHAMBRA ST 1-5

DC FORT LAUDERDALE 1; PROPERTY LLC

This case was first heard on 6/30/22 to comply by 7/10/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,000 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, requested that violation 6-51.(1) be vacated. She recommended imposition of the fines for the other two continuing violations.

Juan Chueca, developer's representative, said they had ordered the proper lights and converters, but the delivery date was mid-August. He requested more time. Officer Koloian pointed out that she had spoken to Mr. Chueca about the lighting before the building was completed.

Ms. Flynn vacated violation 6-51.(1) and granted a 15-day extension, during which time no fines would accrue.

**Case: CE22050012**

3021 ALHAMBRA ST

DC FORT LAUDERDALE 1; PROPERTY LLC

This case was first heard on 6/30/22 to comply by 7/10/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,500 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, requested that violation 6-51.(1) be vacated. She recommended imposition of the fines for the continuing violation.

Ms. Flynn vacated violation 6-51.(1) and granted a 15-day extension, during which time no fines would accrue.

**Case: CE22050013**

3029 ALHAMBRA ST

DC FORT LAUDERDALE 1; PROPERTY LLC

This case was first heard on 6/30/22 to comply by 7/10/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

August 9, 2022

Page 4

Dorian Koloian, Senior Code Compliance Officer, requested that violation 6-51.(1) be vacated. She recommended imposition of the fines for the continuing violation.

Ms. Flynn vacated violation 6-51.(1) and granted a 15-day extension, during which time no fines would accrue.

**Case: CE22060319**

720 NW 14 TER

MPG 700-745 LLC;

%METROPOLITAN PROPERTY GROUP

Service was via posting at the property on 7/21/22 and at City Hall on 7/26/22.

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

VIOLATIONS: 18-12.(a)

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

47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE GATES ARE NOT SECURED ON THE ENCLOSURE, THE LIDS OF THE DUMPSTER ARE BEING LEFT OPEN. THERE IS TRASH AND DEBRIS WITHIN AND SURROUNDING THE ENCLOSURE.

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.

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

Ziomara Blackman said someone looked after the property daily but the tenants threw trash outside the dumpster.

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

**Case: CE22040843**

1324 NW 9 AVE

JEAN JULES, DIEULIFAITES

Service was via posting at the property on 7/13/22 and at City Hall on 7/26/22.

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

VIOLATIONS: 9-276(c)(3) **Complied**

9-279(g) **Complied**

THE DRAINPIPE UNDER THE SINK IS NOT BEING MAINTAINED. THERE IS A LEAK UNDER THE SINK. THE BATHTUB IS NOT DRAINING THE WATER PROPERLY.

9-307(a) **Complied**

THE BATHROOM WINDOWS ARE NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER.

9-306 **Complied**

9-305(b) **Complied**

18-1. **Complied**

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

9-304(b) **Complied**

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.  
THE KITCHEN IS NOT BEING MAINTAINED. THE KITCHEN IS MISSING  
COUNTERTOPS AND THE SINK IS NOT INSTALLED PROPERLY.

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

Dieulifaites Jean Jules agreed to comply.

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

**Case: CE22060695**

**CITATION**

9 S GORDON RD  
BEACH CLUB 112 IIII LLC

This case was first cited on 6/28/22 to comply by 7/13/22. 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. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Jessica Massad stated she did not know she could file an appeal. She said the property had not been rented or advertised since she was cited. Officer Champagne said as of today, the ad for the rental was still up.

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

**Case: CE22040729**

2710 NE 49 ST 1-2  
STAFFORD, THOMAS

Service was via posting at the property on 7/27/22 and at City Hall on 7/26/22.

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

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

9-304(b)

THE DRIVEWAY(S) AT THIS PROPERTY ARE NOT BEING MAINTAINED AND ARE IN  
DISREPAIR. THE SURFACE HAS CRACKS, DAMAGE/MISSING SECTIONS AND STAINS  
OF DIRT/OIL.

9-306 **Complied**

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

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

Special Magistrate Hearing

August 9, 2022

Page 6

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

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

Thomas Stafford agreed to comply.

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

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

**Case: CE20091288**

**ORDERED TO REAPPEAR**

1812 NE 23 AVE  
DELONG, AUGUSTUS G JR

This case was first heard on 11/9/21 to comply by 2/8/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Dorian Koloian, Senior Code Compliance Officer, said the violations remained and submitted photos into the record, as well as the City records showing the permit had failed inspection. She did not recommend an extension.

Maria Castro said they must revise the drawings prior to rebuilding the seawall. She presented photos showing progress since her last appearance. She described issues they had encountered with the project and requested a 90-day extension.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 10/11/22 hearing.

**Case: CE20100030**

**ORDERED TO REAPPEAR**

1812 NE 23 AVE  
DELONG, AUGUSTUS G JR

This case was first heard on 11/9/21 to comply by 2/8/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 10/11/22 hearing.

**Case: CE22060305**

**CITATION**

843 NW 1 AVE  
QUINTEROS, ELIOT

This case was first cited on 6/13/22 to comply by 6/13/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,050 and the City was requesting \$750 be imposed. No appeal had been received.

Gustavo Caracas, Code Compliance Officer, recommended reducing the fine to \$750.

Javier Ruiz, property manager, requested a further reduction.

Ms. Flynn imposed a fine of \$750 for the time the property was out of compliance.

**Case: CE22040602**

Special Magistrate Hearing

August 9, 2022

Page 7

2660 NW 25 ST  
H2A INVESTMENT LLC

Service was via posting at the property on 7/14/22 and at City Hall on 7/26/22.

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

VIOLATIONS: 9-313.(a) **Complied**  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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

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

Alexander Pinto agreed.

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

**Case: CE22020738** **ORDERED TO REAPPEAR**

4501 N FEDERAL HWY  
BURDINES REAL ESTATE INC;  
% FEDERATED DEPT STORES TAX DEPT

This case was first heard on 6/14/22 to comply by 8/9/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Thomas Stevens said the building's north and west walls had been painted. They had selected a vendor for the repaving. He requested 60 days.

Malaika Murray, Code Compliance Officer, did not object to the request for an extension.

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

**Case: CE22020178**

828 NW 14 WAY  
MARTINEZ HICIANO, SCARLETT

Service was via posting at the property on 7/21/22 and at City Hall on 7/26/22.

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.

9-304(b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS NO  
DRIVEWAY ON THE PROPERTY.

24-27.(b) **Complied**  
THERE ARE WASTE CONTAINERS LEFT OUT OVERNIGHT AFTER COLLECTION DAY AND  
NOT PULLED BACK TO AN APPROVED LOCATION.

Gustavo Caracas, Code Compliance Officer, acted as interpreter for the owner, Scarlett Martinez Hiciano.

Special Magistrate Hearing

August 9, 2022

Page 8

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

Ms. Martinez Hiciano. Agreed to comply.

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

**Case: CE22030650**

**ORDERED TO REAPPEAR**

5561 NE 28 AVE  
DARPINO, DOMINIC EST

This case was first heard on 6/14/22 to comply by 8/9/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Malaika Murray, Code Compliance Officer, said one violation remained.

Dominic Darpino said the roof required repair before he could clean it. He requested a few weeks.

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

Ms. Flynn took a brief recess.

**Case: CE22050462**

5560 NE 33 AVE  
PEKIC, MARKO &; PEKIC, AGE

Service was via posting at the property on 7/27/22 and at City Hall on 7/26/22.

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

VIOLATIONS: 9-306

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

9-308(b)

THE ROOF IS STAINED OR DIRTY.

9-304(b)

THE DRIVEWAY IS STAINED OR DIRTY.

9-305(b)

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

18-12.(a)

THERE IS OVERGROWTH WITHIN THE GATED ENTRANCE ON THIS PROPERTY.

Officer Murray 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: CE22060231**

Special Magistrate Hearing

August 9, 2022

Page 9

227 S FORT LAUDERDALE BCH BLVD  
CLOTHES CONNECTION INC

Service was via posting at the property on 7/12/22 and at City Hall on 7/26/22.

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.

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

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

**Case: CE22050051**

3544 SW 12 CT  
MIMRAN, SALOMON

Service was via posting at the property on 7/20/22 and at City Hall on 7/26/22.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

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

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

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS RS-8 PROPERTY CONSISTING  
OF STORAGE OF CAR PARTS ON THE FRONT LAWN, BOXES, A LADDER, COOLER AND  
OTHER MISCELLANEOUS ITEMS.

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

THERE IS A DERELICT VEHICLE (BLUE ACURA WITHOUT A TAG) ON THE  
PROPERTY.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL  
HAS GRASS GROWING UP IN BETWEEN THE ROCKS. THE PAVED DRIVEWAY HAS  
CRACKS AND STAINS.

Officer Williams presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-304(b) within 63 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-304(b) within 63 days or a fine of \$50 per day, per violation.

**Case: CE22030714**

904 PONCE DE LEON DR  
HURT, COLLEEN

Service was via posting at the property on 7/22/22 and at City Hall on 7/26/22.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 25-100.

THERE ARE PAVERS PLACED IN THE RIGHT OF WAY/SWALE AREA WITHOUT THE  
REQUIRED CONDITIONS/PERMIT.

Special Magistrate Hearing

August 9, 2022

Page 10

Officer Williams presented the case file into evidence and said the owners were requesting a variance to comply. She recommended ordering compliance within 90 days or a fine of \$25 per day.

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

**Case: CE22060269**

1448 NW 6 ST  
MARGLIP INVESTMENTS LLC

Service was via posting at the property on 7/20/22 and at City Hall on 7/26/22.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING, PEELING PAINT AND GRAFFITI.

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

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

**Case: CE22050052**

712 W DAYTON CIR  
SWAY 2014-1 BORROWER LLC

Service was via posting at the property on 7/20/22 and at City Hall on 7/26/22.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

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

18-4.(c)  
THERE ARE FIVE DERELICT VEHICLES WITHOUT CURRENT TAGS ON THE SWALE OR ON THE PROPERTY.

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

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

**Case: CE22020417**

1209 NW 2 ST 1-4  
MERTILE, TONY

Service was via posting at the property on 7/21/22 and at City Hall on 7/26/22.

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

VIOLATIONS: Sec. 24-27.(b)  
THERE IS (ARE) CONTAINERS LEFT OUT OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

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

Special Magistrate Hearing

August 9, 2022

Page 11

THERE IS A DERELICT (BMW WITH FLAT TIRES) VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

9-304(b) **Complied**

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

9-305(b)

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

9-306 **Complied**

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

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

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

**Case: CE22040497**

1725 NW 6 PL

BRYANT, ANDREW

Service was via posting at the property on 7/20/22 and at City Hall on 7/26/22.

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

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

9-305(b)

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

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

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

**Case: CE22050065**

821 W BROWARD BLVD

DISCOUNT AUTO PARTS INC;

% ADVANCE STORES CO INC #9215

Service was via posting at the property on 7/21/22 and at City Hall on 7/26/22.

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

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

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

18-1. **Complied**

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

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

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE WOOD FENCED ENCLOSURE HAS SLATS WHICH ARE DAMAGED/BROKEN AND/OR MISSING.

**47-20.20.(H)**

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE CONCRETE SURFACE HAS CRACKS/DAMAGED AREAS AND STAINS OF DIRT/OIL. THERE ARE WHEEL STOPS WHICH ARE DAMAGED OR NOT SECURED AND THE STRIPING IS FADED AND/OR MISSING.

**47-21.11.A. Complied**

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

**9-306 Complied**

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

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

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

**Case: CE21110166**

510 NW 22 AVE 3

CONE, WILLIAM J & ELECTA C

Service was via posting at the property on 7/21/22 and at City Hall on 7/26/22.

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

VIOLATIONS: 47-19.5.E.7.

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR. THERE ARE SECTIONS WHICH ARE NOT SECURED, HAVE DAMAGE, AND/OR ARE RUSTED.

**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 AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

**9-276(c)(3)**

THERE ARE RODENTS, VERMIN AND/OR OTHER PESTS AT THIS LOCATION. THE PROPERTY IS BEING MAINTAINED IN SUCH A WAY THAT IT AFFECTS THE HEALTH, SAFETY AND WELFARE OF THE OCCUPANTS.

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

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

**47-20.20.(H)**

THE PARKING FACILITIES ARE NOT BEING MAINTAINED AT THIS PROPERTY. THE ASPHALT HAS CRACKS AND POTHOLES THROUGHOUT THE SURFACE.

18-12.(a)

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

Officer Quintero presented the case file into evidence and said these were considered repeat violations because the owner had numerous cases open on several properties. He 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: CE22010665**

517 NW 23 AVE

HIZUENGA 517 LAND TR

Service was via posting at the property on 7/21/22 and at City Hall on 7/26/22.

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

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING IN THE INTERIOR OF THE PROPERTY HAS STAINS FROM WATER LEAKS. THERE IS A PORTION OF THE CEILING WHICH IS SAGGING AND AN AIR CONDITIONING VENT WHICH IS NOT SECURED AND SUBJECT TO FALL.

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

9-280(h) **Complied**

9-276(c)(3) **Complied**

THERE ARE RODENTS, VERMIN AND/OR OTHER PESTS AT THIS LOCATION. THESE CONDITIONS ARE A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE OCCUPANTS.

9-280(d) **Complied**

THE TUB IN THE BATHROOM OF THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED AS REQUIRED. THERE IS A SECTION WHICH IS CHIPPED AND HAS EXPOSED BARE METAL WHICH IS RUSTED.

9-280(g) **Complied**

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED IN THE BEDROOM WHERE THERE WAS A CEILING FAN/LIGHT.

9-306.

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

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

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

**Case: CE22050584**

Special Magistrate Hearing

August 9, 2022

Page 14

1512 SE 2 CT REARPKG  
BROWARD BARRON INC

Service was via posting at the property on 7/18/22 and at City Hall on 7/26/22.

Gustavo Caracas, 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. THIS IS A RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-21060603) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

9-305(b) **Complied**

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

Officer Caracas presented the case file into evidence and said both violations were now in compliance. He requested a finding of fact that violation 18-12.(a) had existed as cited.

Ms. Flynn found in favor of the City that violation 18-12.(a) had existed as cited.

**Case: CE22060385**

**CITATION**

781 SW 26 AVE  
QUINONES, LAZARO LEON H/E;  
GALVAN, YORDANKA

This case was first cited on 6/15/22 to comply by 6/16/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$1,000 fine.

**Case: CE22031206**

3057 SW 2 ST  
FKH SFR C1 LP; %FIRST KEY HOMES LLC

This case was first heard on 6/14/22 to comply by 6/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,025 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,025 fine, which would continue to accrue until the property was in compliance.

**Case: CE22060532**

**CITATION**

300 NE 4 ST  
DEPENDABLE EQUITIES LLC

This case was first cited on 6/21/22 to comply by 6/22/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$2,000 fine.



Special Magistrate Hearing

August 9, 2022

Page 16

**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:

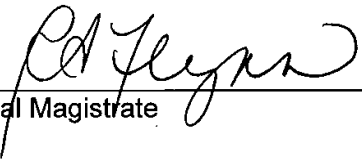
None

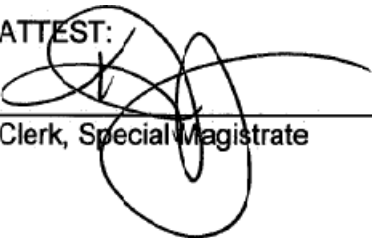
**Respondent Non-Appearance**

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:

CE22020277

There being no further business, the hearing was adjourned at 11:09 A.M.

  
\_\_\_\_\_  
Special Magistrate

ATTEST:  
  
\_\_\_\_\_  
Clerk, Special Magistrate