



CITY OF FORT LAUDERDALE

DRAFT

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

Staff Present:

Katrina Jordan, Code Compliance Manager
Mary Allman, Administrative Assistant
Christine Chaney, Administrative Assistant
Monique Drake, Administrative Assistant
Crystal Green-Griffith, 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
Leonard Champagne, Sr. Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Edwin Eason, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Patt Gavin, Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Rachel Moore, Code Compliance Officer
Jean Claude Noel, Code Compliance Officer
Evan Oaks, Code Compliance Officer
Bernstein Saimbert, Code Compliance Officer
Diego Santos, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Reginald White, Code Compliance Supervisor

Respondents and witnesses

CE22080097: Rose Martin	CE22040252: David Hand
CE22060360: Lori and James Bush	CE22050148: Franklin Byrom
CE22080002: Robert Dixon	CE22090672; CE22090456: Kristina Novikova; Alan Scharf; Clifford Iacino; Armen Tchakmuzo
CE21110148: Causley Coutain	CE21070252: Willie James Felton; John Wesey
SE22070038: Faisal Green	SE22070078: Randa Bromily
CE21110684: Janey Larrondo	CE22070314: Robin Goodwin
SE22080147: Sigal Gilad	CE22020090: Marvin Duran
CE22040553: Jessie Saulsby	CE21090619: Ghulam Usman
CE22080189: Yohana Delfin	CE21060623: Ashley Farringer
CE22040314: Ramil Jean; Clifford Rhinvil	CE22010733: Phelidair Joseph
CE22040843: Jean Jules Dieulifaites	CE22080267: Patrick Gedeus
CE22090206: Devon Miller	SE22080149: Victoria Thomas; Gilberto Plasencia
CE22060713: Enina Balani	CE22080601: David Knezevich
CE22030756: Nissim Amir	CE21080893: Thomas Tatum Esq.; Janae Martinez
SE22080102: Merelie Frederic; Ernide Frederic	

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

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

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Case: CE22080097

88 SW 24 AVE

MARTIN, ROSE MARLIN;

DEFORGES, ROSANE MARTIN EST

Service was via posting at the property on 10/7/22 and at City Hall on 10/13/22.

Diego Santos, Code Compliance Officer, testified to the following violation(s):

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

9-305(b)

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

9-306 **COMPLIED**

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

9-304(b) **COMPLIED**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A WHITE CHEVY VAN, A RED FORD F-150, A TRAILER, A MOTORCYCLE AND A BOAT ON A TRAILER IN THE BACKYARD ON THE GRASS THAT IS VISIBLE FROM THE STREET. THE DRIVEWAY IS IN DISREPAIR, HAS WEEDS GROWING THROUGH IT AND HAS AREAS OF MISSING GRAVEL.

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

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

Rose Martin agreed to comply.

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

Case: CE22080601

5701 NE 22 WAY

KNEZEVICH, DAVID

CITATION

This case was cited on 8/22/22 to comply by 8/25/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,250 and the City was requesting the full fine be imposed. No appeal was received.

Dorian Koloian, Senior Code Compliance Officer, recommended imposition of the fine. She entered photos into the record.

David Knezevich said he had complied within 72 hours. Officer Koloian said the violation existed for five days.

Stephanie Bass, Code Compliance Supervisor, stated she had emailed with Mr. Knezevich, informing him that the property was out of compliance for five days and that he had not filed an appeal. In the email, she had agreed to backdate the compliance date to five days.

Ms. Flynn imposed the \$1,250 fine.

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Case: CE22050148

1541 NW 15 TER
BYROM, FRANKLIN

Service was via posting at the property on 10/6/22 and at City Hall on 10/13/22.

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

VIOLATIONS: 9-306

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

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

THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. HOUSE NUMBERS ARE NOT DISPLAYED OR VISIBLE FROM THE STREET.

9-304(b)

THE GRAVEL DRIVEWAY IS WORN THROUGH AND GRASS AND WEEDS ARE GROWING THROUGH IT.

9-305(b)

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

18-12.(a)

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

18-4.(c)

THERE IS A DERELICT RV IN A STATE OF NEGLECT WITH MILDEW, BROKEN PARTS, AND VEGETATION GROWING UNDERNEATH IT STORED ON THIS PROPERTY.

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

Franklin Byrom objected to the violations and provided registration documents for the vehicle, which had previously belonged to his son. He explained that for two years, his son had been denied access to the property and Mr. Byrom had been denied access to the vehicle, per a court order. Officer Exantus said the vehicle was derelict because its state of neglect, not for lack of registration. Mr. Byrom said his property was a certified wildlife habitat and the overgrowth was providing shelter and sustenance for wildlife and he was in the process of cutting back. Mr. Byrom added that he was a disabled veteran.

Julio Davila, Code Compliance Supervisor, said the habitat designation allowed one to have certain vegetation on the property, but weeds and invasive plants were not allowed. He agreed to meet with Mr. Byrom with a landscape inspector to explained what was permissible.

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

Case: CE22010733

3011 SW 8 ST
JOSEPH, PHELIDAIR & AGNES

ORDERED TO REAPPEAR

This case was first heard on 6/30/22 to comply by 7/28/22. 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.

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Patt Gavin, Code Compliance Officer, requested no fines be imposed.

Phelidair Joseph agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: SE22080149

ADMINISTRATIVE HEARING-APPEAL

3636 SW 13 CT
US INCOME LIFE INC

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 8/23/22 and the trash remained on 8/25/22. The City had subsequently removed the trash on 8/26/22.

Gilberto Plasencia said they had been out of town caring for his mother when the property was cited and the tenants informed him they had not put the trash there. He believed the trash was from an adjacent property. The following month, the adjacent owner had again dumped on this property and Mr. Plasencia had his attorney send him a letter telling him to cease this. He pointed out a trash "trail" leading to the adjacent property. Ms. Flynn said the photos showed that most of the trash was on Mr. Plasencia's property. Mr. Plasencia said as soon as they returned home and found the citation, he had gone to the City to try to explain.

Ms. Flynn granted the appeal and waived the fine.

Case: CE22040553

1117 NW 17 AVE
SAULSBY, JESSIE

Service was via posting at the property on 10/13/22 and at City Hall on 10/13/22.

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

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

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

Jessie Saulsby agreed to comply.

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

Case: CE22040843

REQUEST FOR EXTENSION

1324 NW 9 AVE
JEAN JULES, DIEULIFAITES

This case was first heard on 8/9/22 to comply by 9/6/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,275.

Bernstein Saimbert, Code Compliance Officer, said one violation remained and recommended a 35-day extension.

Jean Jules Dieulifaites said the cabinets just needed installing.

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

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Case: SE22080147

ADMINISTRATIVE HEARING-APPEAL

1101 SW 24 AVE
SG FLORIDA GROUP LLC

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 8/22/22 and the trash remained on 8/24/22. The City had subsequently removed the trash on 8/25/22.

Sigal Gilad said others kept dumping trash on this property. She stated she had not received mailed notice of the violation.

Ms. Flynn denied the appeal.

Case: CE22090456

CITATION

1781 SW 30 PL
HUNGRY DUCK LLC

This case was cited on 9/18/22 to comply by 9/18/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed. No appeal was received.

Leonard Champagne, Senior Code Compliance Officer, said the responsible party had failed to respond to the property in person within one hour when contacted regarding a parking violation. He recommended imposition of the fine.

Armen Tchakmuzo said he was not aware of the appeal process.

Clifford Iacino, adjacent neighbor, said this property was a nightmare and a burden on the neighbors. He said the Tow Away Zone signs had done nothing to stop the parking problem.

Ms. Flynn imposed the \$400 fine.

Case: CE22090672

1781 SW 30 PL
HUNGRY DUCK LLC

Service was via posting at the property on 10/5/22 and at City Hall on 10/13/22.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATION: 15-282.(d)(1)a.
THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A CERTIFICATE SUSPENSION(180 DAY) BEFORE THE SPECIAL MAGISTRATE.

Officer Champagne reported the prior case was the third against this property and requested a 180-day suspension.

Armen Tchakmuzo said they had tried to address the problem with signage and cameras.

Katrina Jordan, Administrative Supervisor, said the videos playing were from the previous weekend, when Police were called to the property and there had been no response from the responsible party. This was a fourth violation, for which the City would request a 365-day suspension.

Ms. Flynn found in favor of the City and suspended the Vacation Rental Certificate for 180 days.

Case: CE21080893

ORDERED TO REAPPEAR

5727 N FEDERAL HWY
CHARLOTTE KILPATRICK LIV TR;
MORGAN, PHILIP TRUSTEE

This case was first heard on 8/25/22 to comply by 10/27/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Dorian Koloian, Senior Code Compliance Officer, said one violation was complied and one remained. She presented current photos into the record.

Thomas Tatum Esq. said the property owner was working with the tenant, a hotel, to address the parking area issue.

Janae Martinez thought the parking lot would be completed in 30 days.

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

Case: CE22040252

REQUEST FOR EXTENSION

1515 SW 23 AVE
HAND, DAVID

This case was first heard on 8/25/22 to comply by 9/29/22. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$1,400.

Marco Aguilera, Code Compliance Officer, confirmed that the property was now in compliance and recommended imposition of the fine. Administrative costs totaled \$645.

David Hand described his difficulty obtaining sod. He waived his right to a Massey hearing and agreed to the fine reduction.

Ms. Flynn impose \$645 for the time the property was out of compliance.

Case: CE22060360

440 NW 15 AVE
BUSH, LORI H/E; BUSH, JAMES

Service was via posting at the property on 10/6/22 and at City Hall on 10/13/22.

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

VIOLATIONS: 9-305(b)

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

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS WORN THROUGH. GRASS AND WEEDS ARE GROWING THROUGH IT.

9-306

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

18-1. **COMPLIED**

THERE IS A BABY CRIB FILLED WITH TRASH, A DOG CAGE AND OTHER MISCELLANEOUS ITEMS UNDER THE PORCH AT THIS PROPERTY THAT IS CREATING

A PUBLIC NUISANCE.

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

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

James Bush questioned the remaining violations and Officer Exantus explained.

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

Case: CE22070314

CITATION

2125 BAYVIEW DR
GOODWIN, ROBIN

This case was cited on 7/15/22 to comply by 7/30/22. 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 was received.

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

Robin Goodwin stated this was a fraudulent listing. The home was listed on Airbnb by someone she had never heard of. She had contacted the lister through Airbnb regarding the fraud and demanding the ad be taken down. The ad was removed on September 7th or 8th. Officer Oakes believed the posting was fraudulent and recommended the fines be waived.

Ms. Flynn imposed no fine.

Case: SE22080102

ADMINISTRATIVE HEARING-APPEAL

1508 NW 7 AVE
FREDERIC, TELUSMA & MERELIE

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 8/10/22 and the trash remained on 8/12/22. The City had subsequently removed the trash on 8/13/22.

Ernide Frederic, the owner's daughter, said the neighboring property was a vacation rental, and they put bulk trash out at inappropriate times.

Ms. Flynn denied the appeal.

Case: CE22080002

CITATION

720 N FLAGLER DR
ENGLAND'S FINEST LLC

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

Gustavo Caracas, Code Compliance Officer, recommended imposition of the fine.

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Robert Dixon said he had not filed an appeal. He said the graffiti was a felony and was recurring due to poor policing in the area. He was upset that property owner were being fined for these crimes. Officer Caracas said he had been unable to contact anyone at the number listed at the building.

Ms. Flynn imposed the \$11,000 fine.

Case: CE22030756

REQUEST FOR EXTENSION

1413 NW 11 ST
AMIR, NISSIM & YAFFA

This case was first heard on 7/28/22 to comply by 9/1/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$6,000.

Nissim Amir said the landscaping was complete and requested three weeks.

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

Case: CE22040314

1314 NW 9 TER
RHINVIL, RAMIL &; ALTIDOR, MARIE CAROLE

Service was via posting at the property on 10/12/22 and at City Hall on 10/13/22.

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

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

9-304(b)

THERE ARE VEHICLES BEING PARKED OR STORED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. THERE ARE WEEDS GROWING THROUGHOUT AND THE SURFACE IS NOT SMOOTH OR WELL GRADED.

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 THROUGHOUT THE PROPERTY AND SWALE AREAS.

9-306

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

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

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS UNROOFED OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; VEHICLE PARTS, WOOD AND MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR FOR THIS RS-8 ZONED RESIDENTIAL SINGLE-FAMILY PROPERTY.

9-280(h) **COMPLIED**

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

Clifford Rhinvil 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: CE22080189

CITATION

1281 SW 32 ST
EISENBERG, MICHAEL

This case was cited on 8/5/22 to comply by 8/5/22. 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 was received.

Evan Oaks, Code Compliance Officer, recommended imposition of the fine.

Gustavo Caracas, Code Compliance Officer, acted as interpreter to Yohana Delfin. Ms. Delfin said her boss had filed an appeal but City staff had no record of it. She provided emails she had sent to Airbnb on August 8. Katrina Jordan, Administrative Supervisor, said the email was an affidavit that the property was not being used as a vacation rental, not an appeal, and it appeared the violation was for three days, not five, so the fine should be \$1,200.

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

Case: CE22060713

CITATION

1405 SW 20 ST
BALANI, ENINA

This case was cited on 7/1/22 to comply by 7/16/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,200 and the City was requesting the full fine be imposed. No appeal was received.

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

Enina Balani said she had not filed an appeal.

Ms. Flynn imposed the \$15,200 fine.

Case: CE22080267

3450 SW 17 ST
GEDEUS, PATRICK H/E; GEDEUS, SANTOS & MARIE VITA

Service was via posting at the property on 10/12/22 and at City Hall on 10/13/22.

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

VIOLATIONS: 9-305(b)

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

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS ARE IN NEED OF PAINT.

9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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

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

Patrick Gedeus said most of the work was already done.

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

Case: CE21060623

ORDERED TO REAPPEAR

2831 SW 14 ST
FARRINGER, ASHLEY N

This case was first heard on 2/24/22 to comply by 5/26/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,400 and the City was requesting \$801 be imposed.

Reginald White, Code Compliance Supervisor, recommended reducing fines to administrative costs of \$801.

Ashley Farringer agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$801.

Case: CE21090619

ORDERED TO REAPPEAR

2625 N OCEAN BLVD
USMAN, GHULAM

This case was first heard on 6/30/22 to comply by 8/25/22. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$1,250.

Dorian Koloian, Senior Code Compliance Officer, recommended reducing fines to administrative costs of \$985.

Ghulam Usman waived his right to a Massey Hearing and agreed to the fine reduction.

Ms. Flynn imposed \$985 for administrative fees.

Case: CE21110148

ORDERED TO REAPPEAR

943 NW 14 ST
COUTAIN, CAUSLEY M

This case was first heard on 7/28/22 to comply by 9/29/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,100.

Bovary Exantus, Code Compliance Officer, said the property was not yet in compliance.

Causley Coutain said he did not have the money to buy the sod. He requested 60 days. Officer Exantus said the commercial vehicle should be removed sooner and the landscape was not a large section. He agreed to 63 days.

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

Case: CE22020090

ORDERED TO REAPPEAR

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 \$6,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Reginald White, Code Compliance Supervisor, recommended imposition of the fine.

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Marvin Duran said the vehicles and trailer had been removed. He said he had put grass down on the swale a few days ago but it had died because the soil was hard rock. He stated the RV was now on solid ground, the boat was registered, and the gate was repaired.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue.

Case: SE22070038

ADMINISTRATIVE HEARING-APPEAL

1028 NW 6 AVE
MFG SWIFT INC

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 7/13/22 and the trash remained on 7/15/22. The City had subsequently removed the trash on 7/16/22.

Faisal Green said he had been out of town when the notice was posted. He said dumping was an ongoing problem in the area.

Ms. Flynn denied the appeal.

Case: CE21070252

1782 LAUDERDALE MANOR DR
FELTON, WILLIE JAMES

Service was via appearance of the owner.

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

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

9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE PARTS OF THE CHAIN-LINK FENCE THAT ARE BENT, BROKEN AND THERE ARE HOLES IN THE FENCE.

47-34.1.A.1.
THERE IS OUTDOOR STORAGE ON THIS PROPERTY. THIS IS A NON-PERMITTED LAND USE IN THIS RS-8 ZONED RESIDENTIAL PROPERTY INCLUDING BUT NOT LIMITED TO A TRAILER ON THE SWALE FILED WITH TRASH, AND LADDER, LAWN MOWER, BICYCLES, CHAIRS AND OTHER MISCELLANEOUS ITEMS.

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE ROTTEN. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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 \$25 per day, per violation.

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Willie James Felton was present. John Wesey, the owner's son, said he had already begun work to comply

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

Case: CE21110684

VACATE & REIMPOSE

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 in compliance, fines had accrued to \$1,225 and the City was requesting vacation of the Order dated 8/9/22 and reimposition of the fine.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fine. He said administrative costs totaled \$571.

Janey Larrondo said there had been some issues with the maintenance crew. She requested a fine reduction.

Ms. Flynn imposed administrative costs of \$571.

Case: SE22070078

ADMINISTRATIVE HEARING-APPEAL

2033 NE 33 AVE

2033 NE 33 AVE LAND TR

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 7/19/22 and the trash remained on 7/21/22. The City had subsequently removed the trash on 7/22/22.

Randa Bromily said her husband was undergoing chemotherapy and she had not visited the property as often as she used to. Her landscaper had trimmed and put the material in the swale. She had found the notice and asked the landscaper to remove the debris and assumed he had removed it when it was gone. The landscaper had not removed the debris and told her he would not be responsible, so she had fired him. She requested the fine be waived.

Ms. Flynn granted the appeal and waived the fine.

Ms. Flynn took a brief break.

Case: CE22050715

4240 GALT OCEAN DR

L'AMBIANCE BEACH CONDO ASSN INC

Service was via posting at the property on 10/6/22 and at City Hall on 10/13/22.

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

VIOLATIONS: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE ARE INTERIOR LIGHTS THAT ARE NOT SHADED, SHIELDED, OR RELOCATED WHICH CAN BE SEEN ON THE BEACH. THERE ARE OUTSIDE LIGHTS NOT SHIELDED AND/OR AMBER.

6-51.(2)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE ARE SECURITY LIGHTS THAT ARE NOT SHIELDED AND BALCONY LIGHTS NOT SHIELDED AND/OR AMBER.

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Officer Koloian presented the case file into evidence and said 6-51.(2) was partly complied and the only the balcony lights remained. She recommended an extension for 10 days, to the end of sea turtle season.

Ms. Flynn granted a 10-day extension.

Case: CE22070381

748 NW 22 RD

XPRESS MEDIA PRINTING LLC

Service was via posting at the property on 10/13/22 and at City Hall on 10/13/22.

Patrice Jolly, Sr. Code Compliance Officer, testified to the following violation(s):

VIOLATION: 15-28

THERE IS A NIGHTCLUB/LOUNGE (GIDDIS GOT TALENT) OPERATING AT THE SUBJECT PROPERTY OF WHICH IS UNLICENSED AND WITHOUT A CURRENT YEAR FORT LAUDERDALE BUSINESS TAX RECEIPT. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE22070019, CE22070188 & CE22070373) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Jolly presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$250 per day.

Case: CE22070188

748 NW 22 RD

XPRESS MEDIA PRINTING LLC

VACATE OIF OF 8/9/22

CITATION

This was a request to vacate the Order Imposing the Fine dated 8/9/22.

Ms. Flynn vacated the Order Imposing the Fine dated 8/9/22.

Case: CE22070419

1046 NW 3 AVE

OHANA, NADAV RUBENSTEIN, SHALOM ELISHA

Service was via posting at the property on 9/30/22 and at City Hall on 10/13/22.

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

VIOLATIONS: 9-305(b)

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

47-34.1.A.1.

THERE IS OUTDOOR FURNITURE (SOFA), WOOD, AND OTHER MISCELLANEOUS ITEMS BEING STORED OUTSIDE AT THIS RMM-25 ZONED PROPERTY.

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.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

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THE DOOR AND AIR CONDITIONING UNITS HAVE OPENINGS ALONG THE SIDES, TOP AND BOTTOM, AND IS NOT TIGHT FITTING, WEATHERPROOF, OR PROTECTED FROM INSECTS ENTERING INSIDE.

9-276(B)(3)

THERE IS A NEED FOR THE EXTERMINATION OF RODENTS, VERMIN AND/OR OTHER PESTS PRESENT. VISIBLE RODENT DROPPINGS AND LIVE ROACHES PRESENT.

Officer Noel presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1. within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Case: CE22050287

1851 S FEDERAL HWY
COCONUT COURT MOTEL INC

Service was via posting at the property on 9/30/22 and at City Hall on 10/13/22.

Rafael Santos, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306 **COMPLIED**

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

24-28(a) **COMPLIED**

THE DUMPSTER LIDS ARE NOT CLOSED.

47-20.20.H.

THE PARKING LOT AREA ZONED B-1 REQUIRES RESURFACING AND RESTRIPIING. THERE ARE MISSING OR BROKEN WHEEL STOPPERS AND STRIPING THAT MARKS EACH INDIVIDUAL PARKING SPACE IS FADED AND MISSING.

24-29(a) **COMPLIED**

THERE IS DEBRIS ON THE GROUND BEHIND THE DUMPSTER.

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

THE FENCE ON THE SOUTH SIDE OF THIS PROPERTY IS BROKEN AND HAS SLATS THAT HAVE BEEN REMOVED AND ARE LYING ON THE GROUND.

15-28 **COMPLIED**

THERE IS A VENDING MACHINE ON THE PROPERTY THAT DOES NOT HAVE A VALID BUSINESS TAX RECEIPT.

Officer Santos presented the case file into evidence and recommended ordering compliance within 91 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: CE22070374

204 SW 24 AVE
GASKIN, RUSSHARD B; GASKIN, ROSE EST

Service was via posting at the property on 10/7/22 and at City Hall on 10/13/22.

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Diego Santos, Code Compliance Officer, testified to the following violation(s):

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

9-305(b)

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

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.

9-304(b)

THE CONCRETE DRIVEWAY IS CRACKED AND DAMAGED.

9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE CURRENT HOUSE NUMBER IS A STICKER AND IS FADED.

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

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

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

Case: CE22080275

145 SW 22 AVE

LRE5 LLC; BAR REAL ESTATE LLC

Service was via posting at the property on 10/7/22 and at City Hall on 10/13/22.

Diego Santos, Code Compliance Officer, testified to the following violation(s):

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

9-305(b)

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

9-305(a) **COMPLIED**

9-306

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

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A WHITE COMMERCIAL INTERNATIONAL BOX TRUCK, TWO BOAT TRAILERS, A SILVER JEEP AND A RED MOTORCYCLE PARKED ON THE LAWN. THE DRIVEWAY IS CRACKED AND IN THE SWALE AREA IS MISSING GRAVEL.

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

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

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

Case: CE22020172

1500 NE 12 ST

COLES, CHRISTOPHER

Service was via posting at the property on 10/13/22 and at City Hall on 10/13/22.

Patrice Jolly, Sr. Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.9.K.

DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS LOCATION IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA.

25-13.

THIS RESIDENTIALLY ZONED OCCUPIED PROPERTY HAS STONES/ROCKS PLACED ABOUT THE SWALE/RIGHT-OF-WAY WITHOUT FIRST OBTAINING A CITY OF FORT LAUDERDALE ENGINEERING PERMIT.

Officer Jolly 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: CE22070004

2001 SW 23 TER

SHELTON, CARL EST

Service was via posting at the property on 10/12/22 and at City Hall on 10/13/22.

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

VIOLATIONS: 9-306

THE EXTERIOR OF THE BUILDING HAS NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND PORCH PLANTER BOX HAVE STAINS AND MISSING OR PEELING PAINT.

9-304(b)

THERE ARE VEHICLES INCLUDING BUT NOT LIMITED TO A RED HYUNDAI ELANTRA AND A BOAT ON A TRAILER THAT IS PARKED ON THE LAWN AND NOT ON AN APPROVED SURFACE.

Officer Aguilera 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: CE22070431

1540 SE 17 ST

FARRELL HOLDINGS 1540 LLC

Service was via posting at the property on 9/30/22 and at City Hall on 10/13/22.

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Rafael Santos, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 47.19.HH.II.4.a
THERE IS A PORTABLE STORAGE/OFFICE UNIT ON THE PROPERTY WITHOUT A
VALID PERMIT.

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

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

Case: CE22070058

1416 NW 9 AVE
MCKOY, SHANICE

Service was via posting at the property on 10/4/22 and at City Hall on 10/13/22.

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

VIOLATIONS: 9-304(b)
DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THE BLACK TOP HAS FADED
AWAY.

47-21.16.A.
THERE IS A DEAD PALM TREE ON THE NORTH SIDE OF THE PROPERTY.

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

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

Case: CE22070406

702 NW 6 AVE
DREAM BUILDERS TR; LAND TRUST SERVICE CORP TRUSTEE

Service was via posting at the property on 10/4/22 and at City Hall on 10/13/22.

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

VIOLATIONS: 18-4.(c)
THERE ARE DERELICT VEHICLES, BOATS AND TRAILERS PARKED/STORED ON THE
RIGHT-OF-WAY OF THE PROPERTY.

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

Officer Caracas presented the case file into evidence and recommended ordering compliance within 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: CE22080193

846 NW 4 AVE
VALCOURT, HUGUETTE EST

Service was via posting at the property on 10/17/22 and at City Hall on 10/13/22.

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

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

18-4.(c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

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

9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF MISSING PARTS, INCLUDING BUT NOT LIMITED TO THE FRONT GATE.

9-304(b)
THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THE DRIVEWAY HAS WEEDS GROWING FROM IT. THERE ARE AREAS OF THE DRIVEWAY ENTRANCE THAT HAS MISSING GROUND COVER.

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

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

Case: CE22040999

1038 NW 8 AVE 1-2

INDUS LLC

Service was via posting at the property on 10/3/22 and at City Hall on 10/13/22.

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

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE IS MISSING SLATS. THE CHAIN LINK FENCE FRAME IS NOT ATTACHED PROPERLY.

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

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

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED, INCLUDING FASCIA AND SOFFITS. THERE ARE AREAS OF THE EXTERIOR WALLS THAT HAVE STAINS.

9-304(b)
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THE GRAVEL HAS GRASS GROWING UP IN BETWEEN THE ROCKS.

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 INCLUDING THE SWALE.

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

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

Case: CE22060803

1519 NW 8 AVE 1-2

1519 NW 8 AVE LLC

Service was via posting at the property on 10/3/22 and at City Hall on 10/13/22.

Bernstein Saimbert, 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**

9-304(b)

THE DRIVEWAY IS FADED, HAS OIL STAINS, AND MISSING WHEEL STOP.

9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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.

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

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING PAINT. THE REAR OF THE PROPERTY AND FRONT DOORS ARE DISCOLORED.

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: CE22050240

1405 N ANDREWS AVE

AMBT CORP

Service was via posting at the property on 9/23/22 and at City Hall on 10/13/22.

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

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

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

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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.

24-29.(a) **COMPLIED**

18-1. **COMPLIED**

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

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

Case: CE22070195

1610 NW 9 AVE

RODRIGUEZ, HAYDEE

Service was via posting at the property on 9/30/22 and at City Hall on 10/13/22.

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

VIOLATIONS: 9-304(b)

THE ASPHALT DRIVEWAY HAS CRACKS, HOLES AND THE BLACK TOP IS FADED.

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) **COMPLIED**

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

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

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

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

Case: CE21080175

601 NW 22 RD

BETTYS SOUL FOOD INC

Service was via posting at the property on 10/12/22 and at City Hall on 10/13/22.

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

VIOLATIONS: 47-21.11.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE. THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER ON THE SWALE.

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE BLACKTOP AND STRIPING ARE FADED AND NEED TO BE REDONE. SOME OF THE

WHEEL STOPS ARE DETERIORATED AND NEED TO BE REPLACED.

24-29.(a) **COMPLIED**

Officer Exantus presented the case file into evidence and recommended ordering compliance with 47-21.11.A. within 63 days and with 47-20.20.(H) within 190 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-21.11.A. within 63 days and with 47-20.20.(H) within 190 days or a fine of \$50 per day, per violation.

Case: CE22040230

1626 NW 11 PL

BARNETT, MERVYN O

Service was via posting at the property on 10/12/22 and at City Hall on 10/13/22.

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

VIOLATIONS: 9-306 **COMPLIED**

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

9-304(b)

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

9-305(b)

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

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

THERE IS OUTDOOR STORAGE AT THIS PROPERTY INCLUDING, BUT NOT LIMITED TO KITCHEN SINK, MATTRESS, METAL FRAMES, TIRES AND OTHER MISCELLANEOUS ITEMS. THIS IS AN UNPERMITTED LAND USE WITHIN THIS RS-8 ZONED DISTRICT. THERE IS ALSO AN ILLEGAL LAND USE OF ENGAGING IN A JUNK CAR BUSINESS WHICH IS PROHIBITED IN THE RS-8 RESIDENTIAL DISTRICT.

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

THERE IS OVERNIGHT PARKING OF A COMMERCIAL TOW TRUCK AT THIS LOCATION.

15-28 **COMPLIED**

THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

THERE ARE DERELICT INOPERABLE VEHICLES ON THE SWALE (OR) ON THE PROPERTY.

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

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

Case: CE22050135

1613 NW 11 ST

FYR SFR BORROWER LLC; %HAVENBROOK HOMES

Service was via posting at the property on 10/13/22 and at City Hall on 10/13/22.

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

VIOLATIONS: 9-306

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

9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS HOLES, MISSING SECTIONS AND BROKEN PARTS, STAINED AND DIRTY.

9-304(b)

THE GRAVEL DRIVEWAY APRON IS WORN THROUGH, GRASS AND WEEDS ARE GROWING THROUGH IT.

9-305(b)

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

9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO AIR CONDITIONER AND THE FRIDGE ARE NOT WORKING.

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

THERE IS OVERNIGHT PARKING OF A COMMERCIAL TRAILER PARKED ON THE SWALE AT THIS LOCATION.

18-12.(a)

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

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

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

9-276(c)(3)

THERE IS EVIDENCE OF A RAT INFESTATION AT THIS PROPERTY.

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

Ms. Hasan said this owner had purchased 325 Broward County homes worth \$25 million in 2018. She requested the fine be increased to \$250 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day, per violation.

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Case: CE22060132

912 NW 13 ST

MC LAREN, HEADLEY

Service was via posting at the property on 10/5/22 and at City Hall on 10/13/22.

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

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

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

18-4.(c)

THERE ARE DERELICT VEHICLES ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO A 4 DOOR SILVER CHRYSLER 300, NO TAG, DARK GREY BRONZE CRV, NO TAG, HONDA BLUE ACCORD 4 DOOR WITH NORTH CAROLINA EXPIRED TAG TBD-60900 07/21.

9-305(b)

THERE ARE AREAS OF BARE/MISSING GRASS, INCLUDING BUT NOT LIMITED TO THE SWALE.

47-34.4.A.1. **COMPLIED**

THERE IS A COMMERCIAL VEHICLE ON RIGHT-OF-WAY. BOX TRUCK DHINOS TRANSPORTUS DOT 3437004.

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

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION. BOX TRUCK WITH WHITE INDIANA TAG APRIL 3237228.

9-306 **COMPLIED**

THERE ARE AREAS OF THE EXTERIOR THAT HAVE MISSING, PEELING PAINT, INCLUDED BUT NOT LIMITED TO THE FASCIA.

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

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

Case: CE22080398

1445 W SUNRISE BLVD

BURGER KING CORP #16; %RYAN

Service was via posting at the property on 10/13/22 and at City Hall on 10/13/22.

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

VIOLATION: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS REPEAT VIOLATION PER PREVIOUS CASE CE20100673.

Officer Exantus presented the case file into evidence and said the property was now in compliance. He requested a fine of \$6,800 for the 24 days the repeat violation had been out of compliance.

Ms. Flynn found in favor of the City that the violation had existed as cited and imposed a fine of \$6,800 for the 24 days the property was out of compliance.

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Case: CE22060450

400 NW 15 AVE

FEDD, MELINDA ANN &; FEDD, ELLIOTT NAT

Service was via posting at the property on 10/5/22 and at City Hall on 10/13/22.

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

VIOLATIONS: 9-306 **COMPLIED**

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

9-305(b)

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

18-1. **COMPLIED**

THERE ARE BOXES, CHAIRS, BUCKETS, AND TOYS STORED UNDER THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-305(a) **COMPLIED**

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

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

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO REFRIGERATOR, PLYWOOD, TIRES, VACUUM, LAWN MOWER. THIS IS AN ILLEGAL LAND USE AT THIS RS-8 ZONING DISTRICT.

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

THERE IS A GRAY DERELICT TOYOTA VAN WITH AN EXPIRED TAG STORED ON THE SWALE.

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

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

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

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

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

Case: CE22080543

2305 NW 6 PL

MMR FLORIDA LLC

Service was via posting at the property on 10/13/22 and at City Hall on 10/13/22.

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

VIOLATIONS: 9-304(b)

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

9-305(b)

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

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

Officer Exantus 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: CE22030996

1057 SW 30 ST 1-2

AIELLO, PETER JOHN

Service was via posting at the property on 10/12/22 and at City Hall on 10/13/22.

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

VIOLATIONS: 18-12.(a)

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

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. THERE IS GRAVEL WITH GRASS GROWING UP THROUGH IT.

9-304(b)

THE PAVED DRIVEWAY OF THIS DUPLEX NEEDS STRIPING TO DESIGNATE EACH PARKING SPACE. THE APPROACH TO THE PAVED DRIVEWAY NEEDS RESURFACING. THE DRIVEWAY IS DIRTY AND HAS UNEVEN AREAS. THERE IS VEHICLES INCLUDING BUT NOT LIMITED TO A GREEN CHEVROLET BLAZER AND A BOAT TRAILER PARKED ON THE LAWN AND NOT ON AN APPROVED SURFACE.

18-4(c)

THERE IS A DERELICT GREEN CHEVROLET BLAZER MISSING TIRES. FL TAG 5473IM.

Officer Aguilera 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: FC21110010

REQUEST FOR EXTENSION

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 \$23,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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Robert Kisarewich, Fire Safety Captain, said they were making progress and had requested a 91-day extension. He did not object to this request and noted they had recently been issued permits.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: CE22080114

CITATION

6600 NE 20 WAY
KUSHNIR, IGOR

This case was cited on 8/4/22 to comply by 8/19/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,800 and the City was requesting the full fine be imposed. No appeal was received.

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

Case: CE22080205

CITATION

607 NE 11 AVE
BUJEIRO, JESSICA

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

Ms. Flynn imposed the \$800 fine.

Case: CE22080352

CITATION

1538 NE 3 AVE
TYLER TUCHOW REV TR; TUCHOW, TYLER TRUSTEE

This case was first heard on 8/11/22 to comply by 8/11/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,800 and the City was requesting the full fine be imposed. No appeal was received.

Ms. Flynn imposed the \$2,800 fine.

Case: CE22060545

CITATION

2120 RIVERLAND RD
HYYP FAM TR; ZHANG, BRUCE YUNPENG TRUSTEE

This case was cited on 7/30/22 to comply by 7/30/22 and 7/31/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,950 and the City was requesting the full fine be imposed. No appeal was received.

Ms. Flynn imposed the \$1,950 fine.

Case: CE22080381

CITATION

2317 N OCEAN BLVD
A1A N OCEAN BLVD LLC

This case was first heard on 8/13/22 to comply by 8/13/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed. No appeal was received.

Ms. Flynn imposed the \$400 fine.

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Case: CE22080383

CITATION

2301 N OCEAN BLVD
2301 N OCEAN BLVD LLC

This case was cited on 8/13/22 to comply by 8/13/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed. No appeal was received.

Ms. Flynn imposed the \$400 fine.

Case: CE22090201

CITATION

1228 SE 1 ST 1-4
SECOND LAYER EQUITY LLC

This case was cited on 9/9/22 to comply by 9/11/22. 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 was received.

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

Case: CE22080605

CITATION

1501 SW 12 CT
BNGBNY 1 LLC; %GLENN LUTHY

This case was cited on 8/26/22 to comply by 9/10/22. 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 was received.

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

Case: CE22070554

CITATION

1443 NE 53 CT
ANNG GROUP LLC

This case was cited on 7/27/22 to comply by 8/11/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,600 and the City was requesting the full fine be imposed. No appeal was received.

Ms. Flynn imposed the \$2,600 fine.

Case: CE22040536

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

This case was first heard on 6/30/22 to comply by 7/28/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,200 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$2,200 fine.

Case: CE22080030

CITATION

133 HENDRICKS ISLE
ARYA RENTALS LLC

This case was cited on 8/2/22 to comply by 8/3/22. Violations and extensions were as noted in the agenda. The property

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was in compliance, fines had accrued to \$8,200 and the City was requesting the full fine be imposed. No appeal was received.

Ms. Flynn imposed the \$8,200 fine.

Case: CE22080651

2849 SW 9 ST
COOPER, CORBEL

CITATION

This case was cited on 8/24/22 to comply by 9/8/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal was received.

Ms. Flynn imposed the \$12,250 fine, which would continue to accrue until the property was in compliance.

Case: CE22020644

1651 NW 28 AVE
LANDRAU, MIGUEL

ORDERED TO REAPPEAR

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 \$1,250 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,250 fine.

Case: CE22080401

709 SW 14 AVE 1-3
CSB7 LLC

CITATION

This case was cited on 8/13/22 to comply by 8/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,000 and the City was requesting the full fine be imposed. No appeal was received.

Rachel Moore, Code Compliance Officer, recommended imposition of the fine.

Ms. Flynn imposed the \$5,000 fine.

Case: CE21100908

5180 NW 12 AVE
RMC REAL HOLDINGS LLC

This case was first heard on 2/24/22 to comply by 4/7/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$200 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 57 and 58 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:

CE22090206

Cases Rescheduled

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

None

Cases Closed

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

None

Cases Withdrawn

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

None

Cases with No Service

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

None

Respondent Non-Appearance

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

SE22080163

There being no further business, the hearing was adjourned at 12:17 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate