



CITY OF FORT LAUDERDALE

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

Staff Present:

Katrina Jordan, Code Compliance Manager
Mary Allman, Administrative Assistant
Christine Chaney, Administrative Assistant
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Marco Aguilera, Code Compliance Officer
Stephanie Bass, Code Compliance Supervisor
Julio Davila, Code Compliance Supervisor
Bovary Exantus, Code Compliance Officer
Manuel Garcia, Sr. Code Compliance Officer
Patt Gavin, Code Compliance Officer
Bobby Jaiprashad, Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Malaika Murray, Code Compliance Officer
Evan Oaks, Code Compliance Officer
Karen Proto, Code Compliance Officer
Wilson Quintero Jr, Code Compliance Officer
Bernstein Saimbert, Code Compliance Officer
Diego Santos, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Gail Williams, Sr. Code Compliance Officer

Respondents and witnesses

CE22080625: Lansa Novova	CE22070482: Royston Tracey; Dione Peterkin
CE22090574: Michael Fleming	CE21120440: Victor Monzon
CE22050296: Susy Do Prado	CE21100181: Willie Hallman; Rhonda Hallman
CE22060276: Gilbert Cole	CE22080321: Freddie Murray; Frederick Murray
CE22030941: Mildred Washington	CE22090692: Kiril Guenov
CE22070671: Raul Gastesi	CE22080121: Jessie Dixon
CE22020178: Scarlett Martinez	CE22060218: Barbara Parker
CE21110541: William Muller	CE22080781: Lakecia Stephens; Tara Stephens
CE22090330: Alexander Dumas; Michael Weitzner	CE22080471: Oneil Woodstock
CE21050038: Roya Edwards	CE22090635: Jams Mertz
CE22020277: Souzane Lami	CE22090269: Alan Webster
CE22040969: Todd Adderly	CE22030198: Jeffrey Skatoff; Jean Pierre Wilson
CE22080077: Maryuri Colindres	CE22020738: Thomas Stevens
CE22040348: Robert White	CE22080501: Lee Cooper
CE21110492: Terrence Turryfill	FC21110017: Jose Mejia

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

The meeting was called to order at 9:01 A.M.

Case: CE21050038

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

This case was first heard on 6/30/22 to comply by 9/29/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Sr. Code Compliance Officer, recommended imposition of the fine.

Roya Edwards said they had the wall permit and requested 97 days. Officer Koloian requested a mandatory appearance at the 2/14/23 hearing.

Ms. Flynn granted a 97-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/14/23 hearing.

Case: CE22080501

5201 NE 17 AVE
COOPER, LEE T & SUSAN L

Service was via posting at the property on 10/18/22 and at City Hall on 10/27/22.

Malaika Murray, 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. THERE ARE MISSING, DAMAGED AND BROKEN SLATS, MISSING POST AND SECTIONS OF THE FENCE ARE LEANING.

9-304(b)

THE DRIVEWAY HAS CRACKS, BREAKS AND/OR POTHOLES AND IS NOT IN A SMOOTH, WELL-GRADED CONDITION.

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

Lee Cooper agreed to comply. He said the adjacent homeowner had complained four times about the fence and objected to his using the City's resources to get Mr. Cooper to replace the fence, which would benefit the adjacent homeowner.

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

Case: CE22030941

611 CAROLINA AVE
WASHINGTON, MILDRED

This case was first heard on 7/12/22 to comply by 8/2/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Julio Davila, Code Compliance Supervisor, provided a case history.

Mildred Washington said the work was now complete.

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

Case: CE22090330

CITATION APPEAL

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1151 N FORT LAUDERDALE BEACH BLVD
PARK TOWER ASSOCIATION INC

The property was cited on 9/29/22 to be complied by 10/13/22. The property was not in compliance, fines had accrued to \$6,750 and the City was requesting imposition of the fine, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Code Compliance Officer, described decibel readings inside the condominium caused by a water pump.

Michael Weitzner explained the condominium's attempts to reduce noise from the pump. He requested 60 days.

Stephanie Bass, Code Compliance Supervisor, said since this was an ongoing complaint, she recommended a 35-day extension.

Ms. Flynn granted a 35-day extension.

Case: CE22040348

1356 SW 23 AVE
WHITE, ROBERT E JR

This case was first heard on 7/12/22 to comply by 8/16/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,375 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Diego Santos, Code Compliance Officer, recommended imposition of the fine.

Robert White said he thought the driveway was done. He described his progress with the house but said he had just been released from the hospital. He requested 30 days. Officer Santos did not object.

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

Case: CE21120440

1613 NW 15 PL
STAR 2021-SFR1 BORROWER LP;
%STARWOOD CAPITAL GROUP

This case was first heard on 7/28/22 to comply by 8/25/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Victor Monzon said they were working on the swale issue and requested 60 days. Officer Exantus did not object.

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

Case: CE22080321

2177 NW 6 CT
ROCK OF AGES BAPTIST CHURCH;
MURRAY, J & F L, MARSHALL, W F TR

Service was via posting at the property on 10/25/22 and at City Hall on 10/27/22.

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

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9-306

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

9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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

Frederick Murray agreed to comply.

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

Case: CE22070482

1536 NW 15 TER

PENTECOSTAL ASSEMBLIES INC

Service was via posting at the property on 10/12/22 and at City Hall on 10/27/22.

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

VIOLATIONS:

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

18-1.

THERE IS OUTDOOR STORAGE UNDER THE PORCH OF THIS PROPERTY INCLUDING BUT NOT LIMITED TO A MATTRESS, FREEZER, CHAIRS, DOORS AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY 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.

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

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO A COUCH, TABLE, BUCKETS, AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

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.

9-305(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.

47-19.2.II.4.A

A PORTABLE STORAGE UNIT IS UNLAWFULLY BEING STORED AT THIS PROPERTY.

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THERE IS A SHIPPING CONTAINER PERMANENTLY STORED IN THE REAR YARD OF THIS PROPERTY.

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

Royston Tracey agreed to comply.

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

Case: CE22040969

1227 NW 5 AVE 1-2

ADDERLY, TODD R

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, fines had accrued to \$2,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Code Compliance Officer, provided a history of the case.

Todd Adderly requested 63 days. Officer Saimbert did not object.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/11/23 hearing.

Case: CE22060276

429 NW 15 AVE

ESMY FORREST JOHNSON REV TR;

COLE, GILBERT TRUSTEE ET AL

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 not in compliance, fines had accrued to \$4,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Code Compliance Officer, said one violation remained of the original five. He recommended imposition of the fine.

Gilbert Cole requested 10 days and Officer Saimbert did not object.

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

Case: CE21110492

1433 NW 7 AVE

ELSO HOLDINGS LLC;

%SAMTOV HOLDINGS

This case was first heard on 2/24/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,050 and the City was requesting the full fine be imposed.

Evan Oakes, Code Compliance Officer, said administrative costs totaled \$709.

Terrence Turryfill explained they had needed to evict the tenants to address the violations. He noted they had needed permits and had stayed in contact with Officer Oakes.

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Ms. Flynn imposed a fine of \$250 for the time the property was out of compliance.

Case: CE22020277

1224 NW 6 AVE
LAMI, SOUZANE

This case was first heard on 4/12/22 to comply by 6/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,900 and the City was requesting \$930 be imposed.

Bernstein Saimbert, Code Compliance Officer, recommended reducing fines to administrative costs of \$930.

Souzane Lami requested a further reduction.

Ms. Flynn imposed a fine of \$550 for the time the property was out of compliance.

Case: CE22090574

CITATION

409 SEABREEZE BLVD
SUMMIT HOSPITALITY 153 LLC;
% SUMMIT HOTEL PROPERTIES INC

This case was cited on 9/23/22 to comply by 10/3/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,500 and the City was requesting the full fine be imposed. No appeal was received.

Bobby Jaiprashad, Code Compliance Officer, recommended imposition of the fine.

Michael Fleming said he had not filed an appeal. He provided photos showing the graffiti had been removed by October 6.

Ms. Flynn imposed the \$4,500 fine.

Case: CE22090269

CITATION

3117 SW 12 PL
DIAMOND KEY INVESTMENT LLC

This case was cited on 9/15/22 to comply by 9/30/22. 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.

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

Alan Webster said he had not filed an appeal.

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

Case: CE21100181

REQUEST FOR EXTENSION

2016 NW 13 AVE
HALLMAN, JACK E & WILLIE D

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, and fines had accrued to \$325.

Rhonda Hallman said the roof repair process was more complicated than she thought. She had learned she must replace the roof and requested 90 days. Bovary Exantus, Code Compliance Officer, did not object to the request.

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

Case: CE22050296

417 NW 14 WAY

SOL RE INVESTMENTS LLC

Service was via posting at the property on 10/27/22 and at City Hall on 10/27/22.

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

VIOLATIONS:

24-7(b) **WITHDRAWN**

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

18-12.(a)

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

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS 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.

Officer Koloian presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-305(b) within 35 days or a fine of \$50 per day, per violation.

Susy Do Prado agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-305(b) within 35 days or a fine of \$50 per day, per violation.

Case: CE22080781

2517 SW 6 CT

STEPHENS, LAKECIA C

Service was via posting at the property on 10/27/22 and at City Hall on 10/27/22.

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

VIOLATIONS:

9-304(b)

THERE ARE FOUR VEHICLES PARKED ON THE GRASS/LAWN AREA, A WHITE FORD TRUCK, A VINTAGE BURGUNDY FORD TRUCK, A RED JEEP, AND A BLUE SLINGSHOT VEHICLE. THE DRIVEWAY IS IN DISREPAIR, ONE SIDE HAS CONCRETE AND OTHER SIDE HAS TILES AND IT IS CRACKED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, AND SOFFITS ARE DIRTY AND HAVE STAINS AND MISSING PAINT.

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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.

Lakecia Stephens 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: CE22090692

CITATION

2221 NE 33 AVE

DAGS FAM TR; PKPJ FAM TR ET AL

This case was cited on 9/27/22 to comply by 9/28/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,800 and the City was requesting the full fine be imposed. No appeal was received.

Patt Gavin, Code Compliance Officer, recommended imposition of the fine.

Kiril Guenov said they had not filed an appeal.

Ms. Flynn imposed the \$5,800 fine.

Case: CE22080077

1301 NW 24 AVE

CASTELLANOS VALDEZ, JOSE RICARDO;

ESPINAL COLINDRES, MARYURI Y

Service was via posting at the property on 10/24/22 and at City Hall on 10/27/22.

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

VIOLATIONS:

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

THERE IS A COMMERCIAL VEHICLE ON THE RIGHT-OF-WAY.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE OF THE PROPERTY SUCH AS BUT NOT LIMITED TO A SINK, TARPS, PLYWOOD, AND PALLETS OF BRICKS BEING STORED IN THE FRONT OF THE PROPERTY. THIS IS AN ILLEGAL LAND USE PER THE ULDR OF THIS RS-8 ZONED RESIDENTIAL PROPERTY.

9-305(b)

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

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

Manuel Garcia, Sr. Code Compliance Officer, acted as interpreter for owner Maryuri Colindres. Ms. Colindres agreed to comply. She asked if she could use a material other than grass in the swale because it experienced heavy foot traffic. Officer Proto stated using gravel would require a permit.

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

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Case: CE22080121

2339 NW 13 ST

DIXON, JESSIE EVETTE

Service was via posting at the property on 10/24/22 and at City Hall on 10/27/22.

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

VIOLATIONS:

47-19.2.II.4.A **COMPLIED**

18-1.

THERE IS A VIOLATION 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. THERE ARE ITEMS BEING STORED UNDER THE CARPORT SUCH AS BUT NOT LIMITED TO CHAIRS, PLANTERS, CARDBOARD BOXES AND OTHER MISCELLANEOUS ITEMS.

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

Jessie Dixon 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: CE22090635

CITATION

2672 GULFSTREAM LN

MERTZ, JAMES LOUIS

This case was cited on 9/23/22 to comply by 9/23/22. 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.

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

James Mertz said he had filed an appeal but it had been denied.

Ms. Flynn imposed the \$400 fine.

Case: CE22060218

2468 NW 26 AVE

PARKER, BARBARA J

Service was via posting at the property on 10/24/22 and at City Hall on 10/27/22.

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

VIOLATIONS:

9-305(a)

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

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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 AREA.

18-1.

THERE IS A VIOLATION 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. ITEMS ARE BEING STORED OUTSIDE INCLUDING BUT NOT LIMITED TO A REFRIGERATOR, FURNITURE, GLASS TOP TABLE, CHAIRS, AND OTHER MISCELLANEOUS ITEMS.

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. THE SHUTTERS ARE DIRTY AND HAVE MISSING AND PEELING PAINT.

9-304(b)

THERE IS A VEHICLE UNLAWFULLY PARKED ON THE LAWN AREA.

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

Barbara Parker requested 91 days.

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

Case: CE22020738

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, fines had accrued to \$2,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Malaika Murray, Code Compliance Officer, said the parking area violation remained. He recommended imposition of the fine.

Thomas Stevens said they had a paving contract and were in the permit process. He requested 91 days. Officer Murray suggested 63 days.

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

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Case: CE22030198

3120 W BROWARD BLVD
GREENTRAILS III LLC

This case was first heard on 4/28/22 to comply by 5/8/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,700 and the City was requesting the full fine be imposed.

Julio Davila, Code Compliance Supervisor, provided a history of the case.

Jeffrey Skatoff said he visited the property frequently and there was no evidence to support the violations. He was unaware there had been a finding of fact that the violation existed as cited. He remarked on how difficult it was to reach Officer Marco Aguilera.

Supervisor Davila said administrative costs totaled \$939.

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

Case: CE22080471

2540 NW 19 ST
DEVINE TOUCH INVESTMENTS INC

Service was via posting at the property on 10/27/22 and at City Hall on 10/27/22.

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

VIOLATION:

47-19.1.C.

THIS UNDEVELOPED PARCEL (I.E., VACANT LOT) IS BEING UTILIZED FOR ACCESSORY USES WITHOUT A PRINCIPAL STRUCTURE IN USE, IN THAT, IT IS BEING USED AS A PARKING LOT, STORAGE OF A RED, WHITE TRUCK AND TRAILERS. THERE ARE OTHER MISCELLANEOUS ITEMS 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.

Oneil Woodstock requested until December 31. Officer Williams suggested 56 days.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day.

Case: CE22020178

828 NW 14 WAY
MARTINEZ HICIANO, SCARLETT

This case was first heard on 8/9/22 to comply by 9/13/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Scarlett Martinez requested two weeks.

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

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Case: CE21110541

1105 AVOCADO ISLE

WILLIAM & GLORIA MULLER REV TR

This case was first heard on 4/28/22 to comply by 5/10/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Malaika Murray, Code Compliance Officer, said the vessel remained and recommended imposition of the fine.

William Muller said he had recently suffered complications from knee surgery and required another surgery. He requested time to find a dock.

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

Case: FC21110017

712 NW 57 ST

JJ AUTO LLC

This case was first heard on 2/24/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Kisarewich, Fire Safety Captain, said there were extenuating circumstances regarding permitting. Because the owner was making process, he recommended a 97-day extension.

Ms. Flynn granted a 97-day extension, during which time no fines would accrue.

Ms. Flynn took a brief break.

Case: CE22060091

513 NE 4 ST

515 INC

Service was via posting at the property on 10/20/22 and at City Hall on 10/27/22.

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

VIOLATIONS:

47-19.1.C.

THERE IS A STORAGE CONTAINER BEING STORED ON THIS VACANT LOT WITHOUT A PERMIT.

47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS UNDEVELOPED PARCEL OF LAND DOES NOT HAVE LIVING GROUND COVER OR LAWN, GRAVEL WAS PLACED IN LIEU OF LIVE GROUND COVER.

18-1.

THERE IS OVERGROWTH, MISCELLANEOUS TRASH, RUBBISH AND DEBRIS AT THIS VACANT 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.

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Officer Koloian presented the case file into evidence and recommended ordering compliance with 18-1 within 10 days, with 47-19.1.C. within 14 days and with 47-21.9.M. within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-1 within 10 days, with 47-19.1.C. within 14 days and with 47-21.9.M. within 35 days or a fine of \$50 per day, per violation.

Case: CE22060233

6200 N FEDERAL HWY
6200 NORTH FEDERAL LLC

Service was via posting at the property on 10/18/22 and at City Hall on 10/27/22.

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

VIOLATION:

47-19.5.D.5.

THERE IS A BUFFER WALL IN DISREPAIR ALONG THE REAR OF BLACK ROCK RESTAURANT.

Officer Murray 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: CE22020884

1610 NW 11 TER
SUTHERLAND, NEWASANN

Service was via posting at the property on 10/31/22 and at City Hall on 10/27/22.

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

VIOLATIONS:

9-308(b) **COMPLIED**

9-304(b) **COMPLIED**

THE ASPHALT DRIVEWAY IS CRACKED AND 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 INCLUDING THE SWALE.

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

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

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

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; CHAIRS, GALLONS, STORAGE BIN, WOOD, AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

47-19.9.A.2.c. **COMPLIED**

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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: CE22060496

1832 SW 10 CT

MURPHY, MICHAEL M

Service was via posting at the property on 10/31/22 and at City Hall on 10/27/22.

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

VIOLATIONS:

9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY SUCH AS LARGE TREES, SHRUBBERIES, AND OTHER TYPES OF LANDSCAPE MATERIAL OBSTRUCTING THE VIEW OF THE STOP SIGN.

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. THE SWALE IS OVERGROWN AND THE LANDSCAPE AT THIS PROPERTY IS BLOCKING THE ENTRANCE OF THE PROPERTY.

6-7.(b) **COMPLIED**

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

Officer Garcia 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: CE22080173

2200 NE 66 ST

IMPERIAL POINT COLONNADES CONDOMINIUM ASSOC

Service was via posting at the property on 10/22/22 and at City Hall on 10/27/22.

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

VIOLATION:

9-308(b)

THERE IS A BLUE TARP ON THE ROOF WHICH IS AN ELEMENT NOT PERMANENT ON THE ROOF. THE ROOF IS STAINED AND DIRTY.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day and mandatory appearance at the 1/11/23 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day and ordered the respondent to attend the 1/11/23 hearing.

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Case: CE22080690

2666 E OAKLAND PARK BLVD
GONGALES, ARRON C; STRAMAGLIA, VITO

Service was via posting at the property on 10/27/22 and at City Hall on 10/27/22.

Dorian Koloian, Senior 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 THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A REPEAT VIOLATION, SEE CASE NUMBER CE21010883, AND WILL PROCEED TO SPECIAL MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

47-20.20.(H)

THE PARKING FACILITIES AT THIS COMMERCIAL PROPERTY ARE NOT MAINTAINED. THERE ARE WORN MARKINGS AND WHEEL STOPS THAT ARE BROKEN, CHIPPING AND OR PEELING PAINT. THIS IS A REPEAT VIOLATION SEE CASE NUMBER CE21010883, AND WILL PROCEED TO SPECIAL MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION SEE CASE NUMBER CE 21010883 AND WILL PROCEED TO SPECIAL MAGISTRATE WHETHER OR NOT IS COMPLIED PRIOR TO THE HEARING.

Officer Koloian presented the case file into evidence and requested imposition of a \$100 per day, per violation fine for 9-306 and 47-20.20.(H), beginning on August 23 and continuing to accrue until the violations were in compliance, and a \$500 fine for five inspections regarding 18-12.(a), which would also continue to accrue until the violation was in compliance.

Ms. Flynn found in favor of the City and ordered a \$100 per day, per violation fine for 9-306 and 47-20.20.(H), beginning on August 23 and continuing to accrue until the violations were in compliance, and a \$500 fine for the five inspections regarding 18-12.(a), which would also continue to accrue until the violation was in compliance.

Case: CE22060295

2001 NW 7 PL
RODNEY'S RELOCATION SERVICES INC

Service was via posting at the property on 10/25/22 and at City Hall on 10/27/22.

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

VIOLATIONS:

47-19.5.E.7. **COMPLIED**

47-19.9.A.2.b. **COMPLIED**

47-21.11.A.

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

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

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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: CE22080022

646 NW 14 WAY

LA CASTLE GROUP LLC

Service was via posting at the property on 10/25/22 and at City Hall on 10/27/22.

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

VIOLATIONS:

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

18-4(b) **COMPLIED**

47-19.5.E.7.

THE CHAIN LINK FENCE ON THIS PRIVATELY OWNED VACANT LOT IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH ARE DAMAGED, HAVE BENT POLES AND ARE NOT SECURED TO THE SUPPORT BARS.

9-304(b) **COMPLIED**

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

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

Case: CE22080089

2209 NW 6 PL

PAREDES, ADRIAN JAVIER

Service was via posting at the property on 10/26/22 and at City Hall on 10/27/22.

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

VIOLATIONS:

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

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH ARE NOT SECURED OR SUPPORTED.

9-305(b)

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

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

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

Case: CE22031275

1137 NW 17 AVE

BEDFORD, T L

Service was via posting at the property on 10/24/22 and at City Hall on 10/27/22.

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.

18-1.

THERE IS UNDER ROOF OUTDOOR STORAGE AT THIS RS-8 ZONED PROPERTY. STORAGE INCLUDES BUT IS NOT LIMITED TO HANGERS, CAR BATTERY, EXTENSION CORDS, AND OTHER MISCELLANEOUS ITEMS 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 AND/OR ENDANGERS THE PUBLIC HEALTH, SAFETY AND WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

47-34.1.A.1.

THERE IS UNROOFED OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO TARP, TIRES, BICYCLES, BRICKS, APPLIANCES, AND MISCELLANEOUS ITEMS OCCURRING AT THIS RS-8 ZONED PROPERTY. THIS IS AN UNPERMITTED USE PER ULDR SEC 47-5.11.

9-304(b)

THE ASPHALT DRIVEWAY HAS CRACKS AND OIL STAINS.

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**

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

9-280(h)(1)

THE FRONT GATE AT THIS PROPERTY IS LEANING AND NOT BEING MAINTAINED IN REASONABLY GOOD REPAIR.

Officer Saimbert 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.

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Case: CE22040933

517 NW 23 AVE

HIZUENGA 517 LAND TR

Service was via posting at the property on 10/24/22 and at City Hall on 10/27/22.

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

VIOLATIONS:

18-12.(a)

THERE IS TRASH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFERENCE CASE CE22010665.

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**

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

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

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

Case: CE22080324

1708 NW 7 ST

CITYHOUSE X INC

Service was via posting at the property on 10/25/22 and at City Hall on 10/27/22.

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

VIOLATIONS:

9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED. THE PAVED DRIVEWAY PAINT IS PEELING.

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.

9-313.(a)

THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE ADDRESS NUMBERS ARE COLORED TO MATCH THE WALLS, MAKING THEM NOT VISIBLE.

9-308(b)

THE SHINGLES ON THE ROOF ARE STAINED AND DETERIORATING.

9-306

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND PEELING PAINT.

47-21.16.A

THERE IS A DEAD TREE STUMP ON THE FRONT YARD.

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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: CE22080791

2651 SW 18 ST

ELLISON, CHRISTINE S

Service was via posting at the property on 10/27/22 and at City Hall on 10/27/22.

Diego Santos, 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.

9-304(b)

THE PAVED DRIVEWAY IS NOT WELL GRADED, IT IS DIRTY AND CRACKED.

Officer Santos presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-304(b) within 35 days or a fine of \$25 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 35 days or a fine of \$25 per day, per violation.

Case: CE22080780

2488 SW 6 CT

SCHMALHAUS, DAGOBERT; BEAULAC, ANDREE

Service was via posting at the property on 10/27/22 and at City Hall on 10/27/22.

Diego Santos, 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.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND WALL CORNER 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. THE FRENCH DOORS IN THE FRONT OF THE PROPERTY WERE NOT PROPERLY INSTALLED. THEY ARE OUT OF ALIGNMENT. THERE ARE BROKEN PARTS, DOORS ARE DETERIORATING. THERE IS EXPOSED WOOD IN THE DOOR FRAMES, MISSING LOCKS AND NO PERMITS WERE FOUND FOR THE INSTALLATION OF THESE FRENCH DOORS. THE CORNER OF THE FRONT WALL IS BROKEN AND CRACKED.

9-304(b)

THE DRIVEWAY IS NOT MAINTAINED PROPERLY. THERE ARE AREAS OF MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT.

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18-4.(c)

THERE IS A DERELICT VESSEL ON A TRAILER WITH FLAT TIRES PARKED ON THE PROPERTY.

Officer Santos presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 18-4.(c) within 10 days and the remaining violations within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) and 18-4.(c) within 10 days and the remaining violations within 35 days or a fine of \$25 per day, per violation.

Case: CE22070671

803 NE 4 AVE

BRIGADA INTERNATIONAL; SERVICE LLC

Service was via posting at the property on 10/27/22 and at City Hall on 10/27/22.

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

VIOLATION:

18-1.

THERE IS GRAFFITI ON THE MESH SCREENING AND EXTERIOR BUILDING WALLS OF THIS VACANT RAC ZONED PROPERTY. THE PROPERTY IN THIS CONDITION IS CREATING A PUBLIC NUISANCE AND IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Williams 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: CE22080623

2615 MARION DR

MORTON, ROSALIE H/E;

MORTON, BRUCE A. ET AL

Service was via posting at the property on 10/19/22 and at City Hall on 10/27/22.

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

VIOLATION:

18-12.(a)

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

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

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

Case: CE22090049

801 SE 13 ST

PHD DEVELOPMENT LLC

Service was via posting at the property on 10/19/22 and at City Hall on 10/27/22.

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Rafael Santos, 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.

18-12.(a)

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

Officer Santos presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 14 days and 9-305(b) within 35 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 14 days and 9-305(b) within 35 days or a fine of \$50 per day, per violation.

Case: CE22060665

2311 NW 30 AVE

NGAZI, ZAVIA H/E; MOORE, LINDA M

Service was via posting at the property on 10/24/22 and at City Hall on 10/27/22.

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

VIOLATIONS:

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

9-306

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

9-280(h)(1)

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

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

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

Case: CE22060675

2700 NW 20 ST 1-2

PARKERSQUEST LLC

Service was via posting at the property on 10/24/22 and at City Hall on 10/27/22.

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

VIOLATIONS:

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT IS RUSTED AND HAS DISCONNECTED PARTS.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS AREA. THE GRAVEL DRIVEWAY HAS NOT BEEN MAINTAINED, IT IS NOT WELL GRADED, AND HAS GRASS GROWING THROUGH IT.

9-306

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

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

18-1. **COMPLIED**

THERE IS A VIOLATION 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. THERE ARE UNPERMITTED ITEMS BEING STORED IN THE CARPORT SUCH AS A FILE CABINET, CANOPY AND FURNITURE.

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

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

Case: CE22070530

1070 NW 23 RD
HINES, MANONA EST;
% DOROTHY H HOLMES

Service was via posting at the property on 10/24/22 and at City Hall on 10/27/22.

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

VIOLATIONS:

9-308(a)

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

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. THE AWNINGS ON THE PROPERTY ARE BROKEN AND STAINED. THE INTERIOR CEILINGS ARE IN MAJOR DISREPAIR. THERE ARE HOLES IN THE CEILINGS IN THE LIVING ROOM AND KITCHEN. THE DRYWALL IS PEELING FROM THE CEILINGS, THE WINDOW IN THE BEDROOM IS BROKEN AND THERE IS MISSING GLASS.

9-280(f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THE WATER HAS TO TURN ON AND OFF TO ACHIEVE PROPER WATER FLOW.

9-280(g)

THERE ARE ELECTRICAL OUTLETS AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED BROKEN CEILING FIXTURES IN THE BEDROOM, BATHROOM AND LIVING ROOM.

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 BACK OF THE PROPERTY.

47-34.1.A.1.

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE ITEMS BEING STORED ON THE PROPERTY SUCH AS BUT NOT LIMITED TO PLYWOOD, COOLERS, TIRES, BUCKETS, AND OTHER MISCELLANEOUS ITEMS. THIS IS AN ILLEGAL LAND USE PER THE ULDR OF THIS RS-8 ZONED RESIDENTIAL PROPERTY.

18-1. **COMPLIED**

THERE IS A VIOLATION 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. THERE ARE ITEMS BEING STORED IN THE CARPORT SUCH AS BUT NOT LIMITED TO A WORKBENCH, CHEMICALS, TOOLS, AND OTHER MISCELLANEOUS ITEMS.

Officer Proto 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: CE22080251

2301 NW 23 LN 1-2
BLOCH, ARNONA

Service was via posting at the property on 10/21/22 and at City Hall on 10/27/22.

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

VIOLATIONS:

18-4.(c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY. MAROON HONDA CIVIC WITH NO TAG.

9-304(b)

THERE ARE VEHICLES PARKED/STORED ON THE 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.

Officer Proto 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.

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Case: FC22060005

729 NW 1 ST
MAR HOLDING INC

This case was first heard on 7/28/22 to comply by 8/25/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$30,000 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$30,000 fine.

Case: CE22090265

CITATION

1113 NW 23 TER
HARRIS, SHIRLEY MCCLAM, KIMBERLY ET AL

This case was cited on 9/12/22 to comply by 9/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,000 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 \$12,000 fine, which would continue to accrue until the property was in compliance.

Case: CE21110458

940 NW 56 ST
ROMANOVIC, MILO & MILANKA

This case was first heard on 8/25/22 to comply by 9/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,500 fine, which would continue to accrue until the property was in compliance.

Case: CE22090674

CITATION

2674 E OAKLAND PARK BLVD
GONGALES, ARRON C; STRAMAGLIA, VITO

This case was cited on 10/1/22 to comply by 10/1/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed. No appeal was received.

Ms. Flynn imposed the \$500 fine.

Case: CE22090137

CITATION

101 S FTL BEACH BLVD
LAS OLAS BEACH CLUB CONDO ASSN

This case was cited on 9/22/22 to comply by 9/24/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$750 and the City was requesting the full fine be imposed. No appeal was received.

Ms. Flynn imposed the \$750 fine.

Case: CE22090187

CITATION

2140 NE 56 ST
2140 NE 56TH ST FL LLC

This case was cited on 9/7/22 to comply by 9/10/22. Violations and extensions were as noted in the agenda. The property

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was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed. No appeal was received.

Ms. Flynn imposed the \$500 fine.

Case: CE18120607

VACATE OIF 8/1/19 AND CLOSE

1646 NE 12 TER

GRACE COMMUNITY DEVELOPMENT CORPORATION

This was a request to vacate the Order Imposing the Fine dated 8/1/19 and close the case.

Ms. Flynn vacated the Order Imposing the Fine dated 8/1/19 and closed the case.

Case: CE21110342

1131 NW 55 ST

LMK EQUIPMENT LLC

This case was first heard on 1/11/22 to comply by 2/15/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,850 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE22090227

CITATION

203 S FORT LAUDERDALE BEACH BLVD

TRD OF FORT LAUDERDALE LLC

This case was cited on 9/8/22 to comply by 9/8/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed. No appeal was received.

Ms. Flynn imposed the \$500 fine.

Case: CE22060366

208 SW 14 CT 1-4

CET ASSET MANAGEMENT LLC

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 not in compliance, fines had accrued to \$10,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$10,250 fine, which would continue to accrue until the property was in compliance.

Case: CE22070002

CITATION

5910 NE 28 AVE

UDELSON, TARA S

This case was cited on 7/1/22 to comply by 7/8/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$19,200 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 \$19,200 fine, which would continue to accrue until the property was in compliance.

Case: CE22080625

CITATION

271 SW 33 CT

LORRA INC

This case was cited on 8/20/22 to comply by 8/20/22. Violations and extensions were as noted in the agenda. The

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property was in compliance, fines had accrued to \$3,500 and the City was requesting the full fine be imposed. No appeal was received.

Ms. Flynn imposed the \$3,500 fine.

Case: CE22090100

CITATION

1119 NW 18 CT
RAGBIR, RENEE SANDYA

This case was cited on 10/1/22 to comply by 10/4/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal was received.

Ms. Flynn imposed the \$5,400 fine, which would continue to accrue until the property was in compliance.

Case: CE22070646

CITATION

1010 SW 16 AVE
HEDGEROW ONE FTL FLORIDA LLC

This case was cited on 7/30/22 to comply by 8/1/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,600 and the City was requesting the full fine be imposed. No appeal was received.

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

Case: CE22040747

1301 SW 31 AVE
RAPHAEL, NAHOMIE

This case was first heard on 6/30/22 to comply by 8/4/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$9,700 fine, which would continue to accrue until the property was in compliance.

Case: CE22040274

2206 SW 13 ST
SHIH, NENG-CHIH H/E;
SHIHCHOU, HSIU-HSUEH H/E ET AL

This case was first heard on 6/30/22 to comply by 8/4/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,425 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,425 fine, which would continue to accrue until the property was in compliance.

Case: CE22080720

CITATION

2613 TORTUGAS LN
CHARLES J ADELSON TR;
ADELSON, CHARLES J TRUSTEE ET AL

This case was first heard on 9/9/22 to comply by 9/16/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,100 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 \$8,100 fine, which would continue to accrue until the property was in compliance.

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Case: CE22090284

CITATION

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

This case was cited on 9/13/22 to comply by 9/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,400 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 \$8,400 fine, which would continue to accrue until the property was in compliance.

Case: CE22090379

CITATION

3325 NE 15 ST
PANOFKY, FANIT & JOSEPH

This case was cited on 9/19/22 to comply by 10/4/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,800 and the City was requesting the full fine be imposed. No appeal was received.

Ms. Flynn imposed the \$5,800 fine.

Case: CE21090632

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

This case was first heard on 4/28/22 to comply by 6/2/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,825 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,825 fine, which would continue to accrue until the property was in compliance.

Case: CE21090762

1009 NW 11 CT
DAVIS, FLOYD

This case was first heard on 3/24/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,975 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE21060120

1417 NW 12 ST
JACKSON, VONCEIL

This case was first heard on 2/24/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,000 fine, which would continue to accrue until the property was in compliance.

Case: CE22020917

1614 NW 11 TER
COOKE, KARON; COOKE, SHARON

This case was first heard on 4/28/22 to comply by 6/2/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,625 and the City was requesting imposition of the fines, which

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would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,625 fine, which would continue to accrue until the property was in compliance.

Case: CE22060208

1565 W SUNRISE BLVD

SUNSHINE REAL ESTATE HOLDINGS; LLLP

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 not in compliance, fines had accrued to \$4,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,100 fine, which would continue to accrue until the property was in compliance.

Case: CE21110688

VACATE OIF 5/26/22 & REIMPOSE

1700 NW 15 AVE

DAR, OFER

This was a request to vacate the Order Imposing the Fine dated 5/26/22.

Ms. Flynn vacated the Order Imposing the Fine dated 5/26/22.

This case was first heard on 3/24/22 to comply by 4/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$725 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$725 fine.

Case: CE22050051

3544 SW 12 CT

MIMRAN, SALOMON

This case was first heard on 8/9/22 to comply by 8/19/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$450 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$450 fine.

Case: CE22060269

1448 NW 6 ST

MARGLIP INVESTMENTS LLC

This case was first heard on 8/9/22 to comply by 9/13/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,700 fine, which would continue to accrue until the property was in compliance.

Case: CE22040587

1004 SW 4 AVE

RAHIMI, ABDUL Q

This case was first heard on 6/30/22 to comply by 8/4/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,850 fine, which would continue to accrue until the property was in compliance.

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Case: CE22010818

203 NW 11 AVE
203 NW LLC

This case was first heard on 6/30/22 to comply by 9/1/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$450 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$450 fine.

Case: CE22050065

821 W BROWARD BLVD
DISCOUNT AUTO PARTS INC;
% ADVANCE STORES CO INC #9215

This case was first heard on 8/9/22 to comply by 9/13/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,750 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$2,750 fine.

Case: CE22040497

1725 NW 6 PL
BRYANT, ANDREW

This case was first heard on 8/9/22 to comply by 9/13/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,650 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,650 fine.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 60 and 61 into the record as an exhibit.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
CE22090215

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

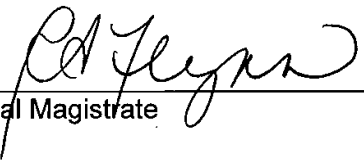
Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

There being no further business, the hearing was adjourned at 11:34 A.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate