



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
THOMAS ANSBRO PRESIDING  
JANUARY 11, 2023  
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  
Joy Nichols, Administrative Assistant  
Victoria Ploysungvarl, Administrative Assistant  
Antonio Wood, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Marco Aguilera, Code Compliance Officer  
Stephanie Bass, Code Compliance Supervisor  
Nadine Blue, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Sr. Code Compliance Officer  
Julio Davila, Code Compliance Supervisor  
Paulette Del Grosso, Code Compliance Officer  
Edward Eason, Code Compliance Officer  
Bovary Exantus, Code Compliance Officer  
Manuel Garcia Senior Code Compliance Officer  
Bobby Jaiprashad, Code Compliance Officer  
Patrice Jolly, Senior Code Compliance Officer  
Robert Kisarewich, Fire Safety Captain  
Dorian Koloian, Senior Code Compliance Officer  
Rachel Moore, Code Compliance Officer  
Malaika Murray, Code Compliance Officer  
Jean Claude Noel, Code Compliance Officer  
Evan Oakes, Code Compliance Officer  
Karen Proto, Code Compliance Officer  
Wilson Quintero Jr, Code Compliance Officer  
Bernstein Saimbert, Code Compliance Officer  
David Sandiford, Code Compliance Officer  
Rafael Santos, Code Compliance Officer

**Respondents and witnesses**

CE22090388: Andras Vlaics; Guy Strem-pack  
CE22100456: Andras Vlaics  
CE22070108: Bhagwantia Bachan  
CE22100429: Eranise Vilbrun  
CE22070441: Lauren Pleffner  
CE22050234: Robert Osborne; Essie Mae Osborne  
CE22100851: Robert Dixon  
CE22080341: Bret Acevedo; Breanna Martinez  
CE22080281: Willie Clayton Mackie  
CE22100338: Gary Lampert  
CE22100754: Asi Topaz  
CE22090330: Alexander Dumas; Samie Hahm; Michael Weitzner; Judith Cuenca  
CE22040969: Todd Adderly

CE22100277: Laura Parkman; Lawrence Rodriguez  
CE22060803: Shmuel Casper  
CE22110164: Claudia Roessel  
CE22070658: Decitra McCoy  
CE22100868: Uzi Argaman  
CE20091288; CE20100030: Maria Castro  
CE22020310: Ron Gilboa  
CE22110162: Anna Galica  
CE22080160: Javious Greene  
CE22080173: Lauren Schwartzfeld  
CE22080066: Kenneth Washington  
CE22080167: Brenda Marsh  
CE22090624; CE22080231; CE22080246: Reuven Feldman; Leanne Deitrick; Geoffrey Rames

Special Magistrate Hearing

January 11, 2023

Page 2

CE22110095; CE22101047: Kimberly Bland; Richard Scheyler

CE22090609: Michael Rauf  
CE20010468: Cecilia Powell  
CE22060546: George Sacks

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: CE22101047**

**CITATION APPEAL**

1237 SW 28 ST  
12230 NW 22 CT LLC

The property was cited on 11/3/22 to be complied by 11/3/22. The property was in compliance, fines had accrued to \$5,400 and the City was requesting the full fine be imposed.

Evan Oakes, Code Compliance Officer, testified to the following violations.

VIOLATIONS: 15-278.(5)(a) CMP 11/03/2022 – 1 DAY @ \$200 = \$200  
THERE IS NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY WHICH IS OUTSIDE OF THE PERMISSIBLE LIMITS.

15-278.(2)b. CMP 11/03/2022 – 1 DAY @ \$200 = \$200  
THE MAXIMUM OCCUPANCY OF THE PROPERTY IS/WAS BEING EXCEEDED.

18-1. IMMEDIATE FINE OF \$5,000  
THERE IS/WAS A LARGE GATHERING OF PERSONS, VEHICLES, AND LOUD MUSIC AT THIS PROPERTY THAT CREATED A PUBLIC NUISANCE. IT IMPAIRED THE ECONOMIC WELFARE OF THE PERSONS AT THE ADJACENT PROPERTIES AT THE TIME OF THE VIOLATION.

Kimberly Bland, owner, said she had immediately changed the occupancy after being cited. She stated she had been out of town when the property was cited.

Mr. Ansbro denied the appeal and imposed the fines.

**Case: CE22110095**

**Vacation Rental Suspension**

1237 SW 28 ST  
12230 NW 22 CT LLC

Service was via posting at the property on 12/13/22 and at City Hall on 12/28/22.

Evan Oakes, Code Compliance Officer, to the following:

VIOLATION: 15-282.(d)(1)b.  
THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A CERTIFICATE SUSPENSION(365 DAY) BEFORE THE SPECIAL MAGISTRATE.

Officer Oakes recommended suspension of the Vacation Rental Certificate for 365 days.

Kimberly Bland, owner, said she was selling the property.

Richard Scheyler, neighbor, described his communication with the City regarding problems at this property.

Mr. Ansbro suspended the Vacation Rental Certificate for 365 days.

Special Magistrate Hearing

January 11, 2023

Page 3

**Case: CE22090330**

1151 N FTL BCH BLVD  
PARK TOWER ASSOCIATION INC

CITATION

ORDERED TO REAPPEAR

The property was cited on 9/29/22 to be complied by 10/13/22 and the property had been granted two extensions. 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.

Michael Weitzner, the association attorney, said they had determined they would replace the water pump entirely.

Samie Hahm, contractor, said they would have a bid for work to replace the pumps next week and then they would begin the permit process. The pumps should be received within a month or two and would be installed immediately.

Bernstein Saimbert, Code Compliance Officer, recalled that this case was begun in September pursuant to a neighbor complaint. He had visited the property recently and determined the decibel readings were still over the limit. He recommended imposition of the fine, which would continue to accrue until the property was in compliance.

Judith Cuenca, employee of the attorney representing the complainants, said the neighbors had been living with this for over a year.

Mr. Ansbro denied the appeal and imposed the fine, which would continue to accrue until the property was in compliance.

**Case: CE22040969**

1227 NW 5 AVE 1-2  
ADDERLY, TODD R

ORDERED TO REAPPEAR

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 in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed.

Bernstein Saimbert, Code Compliance Officer, recommended reducing fines to administrative costs of \$617.

Todd Adderly described his efforts to comply and requested a fine reduction.

Mr. Ansbro imposed administrative costs of \$617.

**Case: CE22070108**

131 SW 29 AVE  
BACHAN, BHAGWANTIA GOSINE  
RACHAEL MOORE

Service was via posting at the property on 12/19/22 and at City Hall on 12/28/22.

Rachel Moore, 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, 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.

18-1.

THERE IS OUTDOOR STORAGE UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE OUTDOOR STORAGE UNDERNEATH THE CARPORT CONSISTS OF BUT IS NOT LIMITED TO PLASTIC BINS, CAR PARTS, TOOLS, TOOL

BOXES AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

47-34.1.A.1.

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS MECHANIC-LIKE ACTIVITIES TAKING PLACE ON THE PROPERTY THAT ARE NOT IN COMPLIANCE WITH THE PERMITTED USES UNDER SECTION 47-5.11 OF THE CITY OF FORT LAUDERDALE CODE OF ORDINANCES. ADDITIONALLY, THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO TOOLS, BOXES, PLASTIC CONTAINERS, INDOOR FURNITURE, CAR PARTS, AND OTHER MISCELLANEOUS ITEMS.

18-4.(c)

THERE ARE DERELICT VEHICLES CONSISTING OF BUT NOT LIMITED TO A DODGE CARAVAN, VOLKSWAGEN BEETLE AND A MOTORCYCLE ON THE PROPERTY. THE VEHICLES WERE OBSERVED TO BE IN A STATE OF NEGLECT, ON JACKS, WITH MISSING PARTS AND OTHER REQUIREMENTS FOR SELF OPERATION.

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

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

Bhagwantia Bachan said there was one car she needed to remove and that should be done that day. She thought the other violations were in compliance.

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

**Case: CE22090388**

CITATION

110 SW 8 AVE

COMMUNITY 8 PROPERTIES LLC

This case was first heard on 9/22/22 to comply by 11/22/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,050 and the City was requesting the full fine be imposed. No appeal was received.

Marco Aguilera, Code Compliance Officer, recommended imposition of the fine.

Guy Strem-pack, attorney, said it had cost the owner \$1,500 to remove and replace the tree with several new trees.

Ms. Hasan reminded Mr. Ansbro that this was a citation for which no appeal had been submitted, so fines could not be reduced.

Mr. Ansbro imposed the \$4,050 fine.

**Case: CE22100456**

1232 NW 5 AVE 1-2

COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 12/7/22 and at City Hall on 12/28/22.

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

VIOLATIONS: 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.

Special Magistrate Hearing

January 11, 2023

Page 5

9-304(b)

THE DRIVEWAY IS IN DISREPAIR. THERE ARE HOLES. THE SURFACE IS UNEVEN AND THE STRIPES ARE WORN OUT.

Sec. 24-7(b) **Complied**

Officer Noel presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$250 per day, per violation.

Andras Vlaics, property manager, requested 30 days and Officer Noel objected.

Dorian Koloian, Senior Code Compliance Officer, said this owner owned over 200 properties in the City and was aware of what was needed.

Mr. Ansbro found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day, per violation.

**Case: CE22050234**

610 SW 31 AVE

OSBORNE, ESSIE MAE

Service was via posting at the property on 12/31/22 and at City Hall on 12/28/22.

Rachel Moore, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

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

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA, INCLUDING BUT NOT LIMITED TO A CHEVY MALIBU SEDAN.

18-4.(c)

THERE IS A DERELICT VEHICLE PARKED ON THE LAWN, ALONGSIDE THE DRIVEWAY ON THE PROPERTY INCLUDING BUT NOT LIMITED TO AN INOPERABLE SILVER SEDAN.

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

Robert Osborne, the owner's son, said he had moved his mother's car and the Chevy Malibu belonged to a visitor.

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

**Case: CE22070658**

1750 NW 24 TER

MCCOY, LEOLA R EST

Service was via posting at the property on 12/12/22 and at City Hall on 12/28/22.

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

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE BUFFER WALL IN FRONT OF THE PROPERTY IS DIRTY, STAINED AND NEEDS TO BE PAINTED.

9-306

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

9-304(b)

THE PAVED DRIVEWAY IS IN DISREPAIR AND HAS MISSING AND PEELING PAINT. THE FRONT DRIVEWAY HAS CRACKS AND POTHOLES AND NEEDS TO BE RESURFACED. PERMITS MAY BE REQUIRED.

9-305(b)

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

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

Decitra McCoy, the owner's daughter, provided current photos of progress at the property.

Mr. Ansbro heard other cases while Officer Proto explained to Ms. McCoy what still needed to be done. Upon returning to the case, Officer Proto stated the owner was aware of what still needed to be done. Ms. McCoy requested 45 days.

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

**Case: CE22080341**

730 ARIZONA AVE  
INTERRA CPR LLC

Service was via posting at the property on 12/31/22 and at City Hall on 12/28/22.

Patrice Jolly, Sr. 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.

47-19.2.11.4.A **Complied**

9-304(b) **Complied**

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

18-1. **Complied**

Officer Jolly presented the case file into evidence and recommended ordering compliance with 9-305(b) within 10 days or a fine of \$50 per day, per violation. He also requested a finding of fact that 47-19.2.11.4.A, 9-304(b), 18-4.(c) and 18-1 had existed as cited.

Breanna Martinez said the tenant had moved out and the property was in compliance.

Special Magistrate Hearing

January 11, 2023

Page 7

Bret Acevedo, president of Ace Realty and Investment, said his company provided the property's financing and the deed was still in that company's name. He said he would ensure the property was in compliance.

Mr. Ansbro found in favor of the City and ordered compliance with 9-305(b) within 10 days or a fine of \$50 per day, per violation. He also found that 47-19.2.11.4.A, 9-304(b), 18-4.(c) and 18-1 had existed as cited.

**Case: CE22070441**

**ORDERED TO REAPPEAR**

553 BAYSHORE DR  
BAYSHORE CONCEPTS LLC

This case was first heard on 10/11/22 to comply by 1/10/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Dorian Koloian, Senior Code Compliance Officer, confirmed the property was not in compliance.

Lauren Pleffner, law clerk, said the site had an approved site plan. The chain link fence had been replaced with construction fencing, the vegetation had been trimmed and the debris removed. Officer Koloian agreed to meet at the property to confirm compliance. She recommended a 34-day extension with an order for the respondent to attend that hearing.

Mr. Ansbro granted a 34-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/14/23 hearing.

**Case: CE22060546**

5301 NW 31 AVE  
FT LAUD COMMERCE CTR SVC ASSOC;  
%COMMERCIAL FLORIDA MGMT SERVICE

Service was via posting at the property on 12/8/22 and at City Hall on 12/28/22.

Bernstein Saimbert, 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 PARTS OF THE FENCE THAT ARE BROKEN, MISSING, AND THE FRAME IS NOT IN PLACE.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 62 days or a fine of \$50 per day. He said a fence permit application had been submitted in October 2022 and the application was out for corrections now.

George Sacks, president of the board, said the City had informed them they must hire a landscape architect as part of the fence permit process. He said they were ready to install the fence immediately. Mr. Ansbro would like the fence installation expedited and Officer Saimbert stated he would let his supervisor know and he could contact the Building Department.

Mr. Ansbro found in favor of the City and ordered compliance within 62 days or a fine of \$50 per day.

**Case: CE22100851**

**CITATION APPEAL**

720 N FLAGLER DR  
ENGLAND'S FINEST LLC

The property was cited on 10/24/22 to be complied by 11/3/22. The property was in compliance, fines had accrued to \$7,000 and the City was requesting the full fine be imposed.

Special Magistrate Hearing

January 11, 2023

Page 8

Gustavo Caracas, Code Compliance Officer, stated the property had been out of compliance for 29 days and was now in compliance.

Robert Dixon said this building was often targeted for graffiti. He said he had painted over the graffiti on October 29 and sent an email to the inspector. He had received a notification on November 14 that the inspector was out of the office between October 30 and November 21. When the inspector arrived, he pointed out some areas on the windows that Mr. Dixon had been told previously were in compliance. Mr. Dixon could not remove that paint and had added a layer of tint to the window.

Mr. Ansbro agreed to reduce the fine to \$2,000. Officer Caracas acknowledged that this building was a constant target for graffiti but noted the owner was responsible to address the violations when they occurred. He stated administrative costs totaled \$580.

Mr. Ansbro denied the appeal and reduced the fine to \$580.

**Case: CE22100277**

**CITATION**

1440 NW 2 ST

KP 1461 CITYVIEW LLC CITYVIEW TWIN LLC

This case was cited on 10/7/22 to comply by 10/8/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,250 and the City was requesting the full fine be imposed. No appeal was received.

Patrice Jolly, Sr. Code Compliance Officer, recommended imposition of the fine.

Lawrence Rodriguez, property manager, said they were working to improve the property. He said the citation had been cleared later the same day the property was cited. He said blockages and leaks had happened on three occasions at the property.

Ms. Hasan noted no appeal had been filed so the fine could not be reduced.

Mr. Ansbro imposed the \$3,250 fine.

The following two cases for the same address were hear together:

**Case: CE22080231**

**CITATION APPEAL**

2407 KEY LARGO LN

FLL 2407 KEY LARGO LLC

The property was cited on 8/5/22 to be complied by 8/5/22. The property was in compliance, fines had accrued to \$200 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violations:

VIOLATIONS: 15-278.(5)(a) **Complied**

THERE IS NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY WHICH IS OUTSIDE OF THE PERMISSIBLE LIMITS.

15-278.(1)(e) **Complied**

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE ARE VEHICLES PARKED ON THE GRASS AREA/LAWN OF THE SUBJECT PROPERTY THAT IS NOT IN COMPLIANCE WITH SECTION 15-278(1)(E).

Officer Garcia recommended imposition of the \$200 in fines, plus administrative costs of \$75 for this hearing.

Special Magistrate Hearing

January 11, 2023

Page 9

Reuven Feldman, owner, described his efforts to keep this property in compliance and said the violation related to one bad tenant. He said there had been no notification from the City regarding the violation because the tenant had thrown away the posting. Since this incident, he said there had been no new violations.

Leanne Deitrick, property manager, stated they notified tenants prior to check-in that fines would be imposed for violations.

Ms. Hasan noted the ordinance indicated that all vehicles associated with the vacation rental must be parked in the driveway.

Mr. Ansbro denied the appeal and imposed \$100 in fines, plus the \$75 administrative costs.

**Case: CE22080246**

CITATION APPEAL

2407 KEY LARGO LN  
FLL 2407 KEY LARGO LLC

The property was cited on 8/6/22 to be complied by 8/7/22. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violations:

VIOLATIONS: 15-278(3) **Complied**

THERE ARE TRASH CONTAINERS IMPROPERLY STORED AT THE SUBJECT PROPERTY. TRASH CONTAINERS WERE OBSERVED BEING STORED IN THE FRONT YARD OF THE PROPERTY.

15-278.(1)(e) **Complied**

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE ARE VEHICLES PARKED ON THE GRASS AREA/LAWN OF THE SUBJECT PROPERTY THAT IS NOT IN COMPLIANCE WITH SECTION 15-278(1)(E). THIS IS A REPEAT VIOLATION OF CASE CE22080231.

Officer Garcia recommended imposition of the \$400 in fines, plus administrative costs of \$75 for this hearing.

Mr. Ansbro denied the appeal and imposed the \$400 fine, plus the \$75 administrative costs.

**Case: CE22090624**

Vacation Rental Suspension

2407 KEY LARGO LN  
FLL 2407 KEY LARGO LLC

Service was via posting at the property on 12/14/22 and at City Hall on 12/28/22.

Evan Oakes, Code Compliance Officer, testified to the following:

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 Oakes recommended suspension of the Vacation Rental Certificate for 180 days.

Reuven Feldman, owner, noted the City had postponed the scheduling for the citation hearings and not allowed him to reschedule today's hearing.

Geoffrey Rames, Vice President of the Lauderdale Isles Civic Improvement Association, said Mr. Feldman had rescheduled the November 9 hearing. Mr. Rames said there had been a New Year's Eve party at the property. He requested the suspension be imposed, effective immediately.

Special Magistrate Hearing

January 11, 2023

Page 10

Ms. Hasan explained that the ordinance indicated in one section that upon a third violation, the certificate "shall" be suspended for 180 days, but another section used the term "may." Mr. Feldman thought the law was meant for repeat violators, not for a property that had three violations related to one incident.

Ms. Jordan noted there were four violations cited but the fourth was not counted toward the suspension because it was complied timely.

Mr. Rames pointed out that people were reluctant to report violations since they could no longer do so anonymously.

Mr. Ansbro imposed a 30-day suspension, to begin on January 20, 2023.

**Case: CE22080173**

**ORDERED TO REAPPEAR**

2200 NE 66 ST  
IMPERIAL POINT COLONNADES  
CONDOMINIUM ASSOC

This case was first heard on 11/9/22 to comply by 1/10/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Lauren Schwartzfeld, attorney, said they had a contract with a roofing company to replace the roof. They did not want to pressure wash because they feared this would cause leaks. She requested additional time.

Dorian Koloian, Senior Code Compliance Officer, said they had submitted paperwork for the permit. She recommended a 90-day extension and ordering the respondent to attend the 4/11/23 hearing.

Mr. Ansbro granted a 90-day extension, during which time no fines would accrue, and ordered the respondent to attend the 4/11/23 hearing.

**Case: CE-20010468**

**ORDERED TO REAPPEAR**

3411 JACKSON BLVD  
POWELL, CECELIA A

This case was first heard on 5/26/22 to comply by 8/25/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,275 and the City was requesting imposition of the full fine.

Dorian Koloian, Senior Code Compliance Officer, recommended reducing the fine to \$255.

Cecilia Powell said she had been diagnosed with cancer and was not currently working.

Mr. Ansbro imposed a fine of \$50 for the time the property was out of compliance, payable within 60 days.

**Case: CE22020310**

1941 NW 12 AVE  
E & R HOLDING GROUP LLC

Service was via posting at the property on 12/15/22 and at City Hall on 12/28/22.

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

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION PER CASE CE-19110709 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON SEPTEMBER 23, 2020 WHERE THE MAGISTRATE RULED IN FAVOR OF THE CITY.

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

Special Magistrate Hearing

January 11, 2023

Page 11

**9-305(b) Complied**

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION PER CASE CE-19110709 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON SEPTEMBER 23, 2020 WHERE THE MAGISTRATE RULED IN FAVOR OF THE CITY.

**9-305(a) Complied**

Officer Exantus presented the case file into evidence and stated the property was now in compliance. He noted that 9-305(b) and 18-12.(a) had each been in violation for 213 days, with a fine for a repeat violation of \$100 per day each. The total fine was \$42,600.

Ron Gilboa, owner, said he had addressed the violations as soon as he was notified. He stated he had not been notified of the repeat violations. Ms. Hasan said the notice had been sent to the address on record with the Broward County Property Appraiser's office. Officer Exantus said the owner had acted immediately after receiving notice of the hearing.

Mr. Ansbro imposed the \$42,600 fine.

**Case: CE22100868**

**CITATION**

1761 NE 55 ST 1-3  
GOD BLESS AMERICA LLC

This case was cited on 10/26/22 to comply by 11/10/22. 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.

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

Uzi Argaman said he had not received a notice of renewal for the certificate. Ms. Jordan said owners were made aware that all certificates expired on September 30. Officer Champagne said the expiration date was also on the certificate.

Mr. Ansbro imposed the \$1,000 fine.

**Case: CE22100338**

**CITATION**

917 ORANGE ISLE  
ORANGE ISLE OF FLORIDA LLC

This case was cited on 10/13/22 to comply by 10/28/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting the full fine be imposed. No appeal was received.

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

Gary Lampert, owner, said he had just taken possession of the property and he was unable to stop the ads placed by the prior owner. It had taken him several days to contact someone who worked with the prior owner to remove the listing. He did not understand the City's differentiating between deactivating and removing the listing.

Officer Oakes said the City went by the advertisements. Ms. Jordan requested the case be postponed while she conducted research. Upon returning to the case, Ms. Jordan said the City stood by its request for imposition of the fines. She stated the property had been sold in August and cited in October. The listing was never removed and the same management company was still controlling the ad.

Mr. Ansbro imposed the \$1,400 fine.

**Case: CE22100429**

**CITATION**

472 E EVANSTON CIR  
AUGUSTIN, ERANISE H/E;  
AUGUSTIN, JOCELYN

This case was cited on 10/12/22 to comply by 10/12/22. 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.

Staff acted as interpreter for the owner, Eranise Vilbrun.

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

Ms. Vilbrun said she understood, but she was on a fixed income and could not afford to pay the fine. Staff informed her that she could apply for a lien reduction.

Mr. Ansbro imposed the \$4,500 fine.

**Case: CE22080160**

2158 NW 6 CT  
CHURCH OF NEW LIFE CHRISTIAN FELLOWSHIP INC

Service was via posting at the property on 12/21/22 and at City Hall on 12/28/22.

Patrice Jolly, Sr. 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.

9-305(b)

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

9-304(b)

THERE ARE MULTIPLE VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA OF THIS RS-8 RESIDENTIAL ZONED PROPERTY.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO: PALLETS, BUCKETS, POTS, AND OTHER ITEMS WHICH IS CONSIDERED AN ILLEGAL LAND USE, OCCURRING AT THIS RS-8 RESIDENTIAL ZONED PROPERTY.

18-4.(c)

THERE ARE MULTIPLE DERELICT VEHICLES, AND A DERELICT TRAILER ON THE PROPERTY. THERE IS A BLACK DODGE CHARGER WITH NO LICENSE PLATE, AND FLAT TIRES. A WHITE TOYOTA CAMRY WITH AN EXPIRED LICENSE PLATE #KRGZ39 EXPIRED 04/20. A BLACK FORD EXPLORER SPORT TRAC XLT WITH FLAT TIRES AND EXPIRED LICENSE PLATE #GCHG44 EXPIRED ON 02/21. A SILVER LINCOLN NAVIGATOR WITH FLAT TIRES, LICENSE PLATE #HJVC58. A SILVER HUSKEY CARGO TRAILER WITH NO VIN NUMBER OR LICENSE PLATE.

Officer Jolly presented the case file into evidence and recommended ordering compliance within 34 days or a fine of \$25 per day, per violation.

Special Magistrate Hearing

January 11, 2023

Page 13

Javious Greene, the owner's son, agreed to comply.

Mr. Ansbro found in favor of the City and ordered compliance within 34 days or a fine of \$25 per day, per violation.

**Case: CE22080066**

2213 NW 6 PL

WASHINGTON, KENNETH JAMES

Service was via posting at the property on 12/5/22 and at City Hall on 12/28/22.

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

VIOLATIONS: 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.

9-304(b) **Complied**

THE CONCRETE DRIVEWAY OF THIS PROPERTY IS IN DISREPAIR. THERE IS A SECTION WHICH IS MISSING AND THERE ARE CRACKS THROUGHOUT THE SURFACE. IT IS ALSO STAINED.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 34 days or a fine of \$25 per day.

Kenneth Washington was present.

Mr. Ansbro found in favor of the City and ordered compliance within 34 days or a fine of \$25 per day.

**Case: CE22110162**

2118 NE 15 ST

2118 NE 15 ST LLC

CITATION

This case was cited on 11/10/22 to comply by 11/25/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,800 and the City was requesting the full fine be imposed. No appeal was received.

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

Anna Galica, owner, said the certification process was very complicated and she had hired someone to apply for her. She said the state license expired in December and she was unaware that the City certificate expired in September. As soon as she found the notice, she had acted to comply. She said the vacation rental licensing company had not acted and had been non-responsive to her.

Ms. Jordan said they emailed all responsible parties when the certificate was expired.

Mr. Ansbro imposed the \$3,800 fine.

**Case: CE22090609**

2595 N FEDERAL HWY

3157 INC

CITATION

This case was cited on 10/6/22 to comply by 10/13/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal was received.

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

Special Magistrate Hearing

January 11, 2023

Page 14

Michael Rauf, owner, said the property was now in compliance. He stated the tenant was not cooperating and had not made him aware of the notices. As soon as Mr. Rauf received the mail notice, he had acted to comply.

Mr. Ansbro imposed the \$13,500 fine, which would continue to accrue until the property was in compliance.

**Case: CE22080167**

2300 NW 6 CT

MARSH, BRENDA KELLY

Service was via posting at the property on 12/21/22 and at City Hall on 12/28/22.

Rachel Moore, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 9-304(b)

THE DRIVEWAY WAS OBSERVED TO BE WORN AT THIS RS-8 RESIDENTIAL PROPERTY. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS GROWING THROUGH IT. THE DIRT UNDERNEATH THE GRAVEL CAN BE SEEN, MAINTENANCE IS REQUIRED IN THIS AREA.

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

Brenda Marsh said her son was not taking care of the property and apologized.

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

Th following two cases for the same address were heard together:

**Case: CE20091288**

1812 NE 23 AVE

DELONG, AUGUSTUS G JR

ORDERED TO REAPPEAR

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

Dorian Koloian, Senior Code Compliance Officer, said the permit was re-issued in December 2022.

Maria Castro, contractor's representative, said they had already begun pouring the seawall. The second pour should be done the following week. She stated the dock had been removed. Officer Koloian recommended a 34-day extension.

Mr. Ansbro granted a 34-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/14/23 hearing.

**Case: CE20100030**

1812 NE 23 AVE

DELONG, AUGUSTUS G JR

ORDERED TO REAPPEAR

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

Dorian Koloian, Senior Code Compliance Officer, recommended a 34-day extension.

Mr. Ansbro granted a 34-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/14/23 hearing.

Special Magistrate Hearing

January 11, 2023

Page 15

**Case: CE22110164**

**CITATION APPEAL**

1632 N VICTORIA PARK  
CLAUDIA ROESSEL

The property was cited on 11/8/22 to be complied by 11/8/22. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed.

Paulette DelGrosso, Code Compliance Officer, testified to the following violation:

VIOLATION: 18-1. **ONE TIME FINE OF \$250 = \$250**

THERE IS DUCK FEEDING 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.

Officer DelGrosso recommended imposition of the fine. She stated there had been multiple complaints from neighbors regarding this activity. She noted that subsequent violations could incur a fine of \$500.

Claudia Roessel said she fed birds on the property, not ducks.

Mr. Ansbro denied the appeal and imposed the \$250 fine.

**Case: CE22060803**

**ORDERED TO REAPPEAR**

1519 NW 8 AVE 1-2  
1519 NW 8 AVE LLC

This case was first heard on 10/27/22 to comply by 11/24/22. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$3,800.

Bernstein Saimbert, Code Compliance Officer, confirmed the property was in compliance and recommended imposition of the fine.

Shmuel Casper waived his right to a Massey Hearing. He said he had paid a contractor to do work, and the contractor still had \$40,000 for work he had not done. The contractor had been unresponsive to Mr. Casper's requests to complete the work so Mr. Casper had needed to hire someone else. He requested the fines be removed.

Dorian Koloian, Senior Code Compliance Officer, said this property had been in bad condition for quite some time, not just since it was cited.

Mr. Ansbro imposed a fine of \$1,900.

**Case: CE22090765**

1116 NE 15 AVE 1-2  
COLES, CHRISTOPHER;  
COHEN, ALEX & TABER, EVAN

Service was via posting at the property on 12/6/22 and at City Hall on 12/28/22.

Paulette DelGrosso, 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.

Special Magistrate Hearing

January 11, 2023

Page 16

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

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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

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

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

Mr. Ansbro found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day.

**Case: CE22090675**

1131 SW 8 AVE

CIPOLLA, CHARLES;

CIPOLLA, KIMMARIE

Service was via posting at the property on 11/21/22 and at City Hall on 12/28/22.

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

VIOLATIONS: 9-308(b)

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

18-12.(a)

THERE IS OVERGROWTH OF VEGETATION AND AN ACCUMULATION OF YARD WASTE ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO THE REAR OF THE PROPERTY.

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

Officer Murray presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day, per violation.

Mr. Ansbro found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day, per violation.

**Case: CE22090594**

501 NW 15 WAY

GEM 3 HOUSES LLC

Service was via posting at the property on 12/6/22 and at City Hall on 12/28/22.

Bernstein Saimbert, 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.

9-305(a)

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

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Mr. Ansbro found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

Special Magistrate Hearing

January 11, 2023

Page 17

**Case: CE22080906**

716 SE 16 ST 1-4

LAROCHE, RAYNALD & GLADYS

Service was via posting at the property on 12/6/22 and at City Hall on 12/28/22.

Bernstein Saimbert, 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.

9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE POTHoles, STAINED AND DETERIORATED WHEEL STOPS, AND PARKING STRIPES THAT ARE FADED.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 62 days or a fine of \$25 per day, per violation.

Mr. Ansbro found in favor of the City and ordered compliance within 62 days or a fine of \$25 per day, per violation.

**Case: CE22100333**

538 NW 15 TER

DAREJOR 531 LLC

Service was via posting at the property on 12/8/22 and at City Hall on 12/28/22.

Bernstein Saimbert, 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 FRONT FASCIA AND REAR WALL OF THE EXTERIOR THAT HAVE STAINS AND PEELING PAINT.

9-305(b) **Complied**

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE19082036.

9-305(a) **Complied**

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE19082036.

9-304(b) **Complied**

THE GRAVEL DRIVEWAY/SWALE IS NOT BEING MAINTAINED. THE GRAVEL DRIVEWAY IS WORN THROUGH. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE19082036.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE19082036.

Special Magistrate Hearing

January 11, 2023

Page 18

Officer Saimbert presented the case file into evidence and stated all violations were in compliance. He requested a finding of fact that recurring violations 9-305(b), 9-305(a), 9-304(b) and 18-12.(a) had existed as cited.

Mr. Ansbro found in favor of the City that recurring violations 9-305(b), 9-305(a), 9-304(b) and 18-12.(a) had existed as cited.

**Case: CE22080642**

538 NW 15 AVE

MARGLIP INVESTMENTS LLC

Service was via posting at the property on 12/21/22 and at City Hall on 12/28/22.

Bernstein Saimbert, 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 THE SWALE AREA. THIS IS A RECURRING VIOLATION OF CASE NUMBERS CE21020736 AND CE22040548.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$250 per day.

Mr. Ansbro found in favor of the City and ordered compliance within 10 days or a fine of \$250 per day.

**Case: CE22100269**

1115 NW 5 AVE

HIZUENGA 1115 LAND TR

Service was via posting at the property on 12/7/22 and at City Hall on 12/28/22.

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

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

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 RESIDENTIAL ZONED PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO APPLIANCES, TARPS, LAWN EQUIPMENT AND CONTAINERS.

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

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 AND SOFFITS ARE IN DISREPAIR.

9-308(b) **Complied**

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF TILES ARE DIRTY AND STAINED.

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.

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

Special Magistrate Hearing

January 11, 2023

Page 19

Officer Koloian presented the case file into evidence and recommended ordering compliance within 34 days or a fine of \$50 per day.

Mr. Ansbro found in favor of the City and ordered compliance within 34 days or a fine of \$50 per day.

**Case: CE22110034**

2217 NW 19 ST

LES IMMEUBLES S S LEVESQUE INC

Service was via posting at the property on 12/6/22 and at City Hall on 12/28/22.

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

VIOLATIONS: 15-28. **Withdrawn**

BCZ 39-296.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-3-COUNTY ZONED PROPERTY. THE VACANT LOT IS BEING USED TO STORE VEHICLES, RV AND TRAILERS. IN ADDITION, THE TRAILERS ARE BEING USED AS A DWELLING ON THE PROPERTY. THIS IS PROHIBITED USE FOR B-3 COUNTY ZONED PROPERTY PER SECTION 39-295. THIS IS A REPEAT VIOLATION CASE NUMBER CE21100342.

Officer Proto presented the case file into evidence and said the repeat violation had existed for 68 days. She recommended imposing the existing fines of \$100 per day for total of \$6,800, which would continue to accrue.

Mr. Ansbro found in favor of the City and imposed the existing fine of \$6,800, which would continue to accrue at \$100 per day until the property was in compliance.

**Case: CE22070656**

1760 NW 24 TER

WILLIS, MARY EST

Service was via posting at the property on 12/6/22 and at City Hall on 12/28/22.

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

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

47-34.1.A.1.

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS FURNITURE BEING STORED OUTSIDE THE PROPERTY INCLUDING, BUT NOT LIMITED TO A COOLER AND OTHER MISCELLANEOUS ITEMS.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WINDOW IN THE FRONT IS COVERED WITH WOOD AND A HURRICANE SHUTTER, AND NEEDS TO BE REPAIRED/REMOVED.

9-306

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

47-21.16.A.

THERE IS A LARGE TREE STUMP THAT NEEDS TO BE REMOVED FROM THE PROPERTY.

Special Magistrate Hearing

January 11, 2023

Page 20

9-305(a)

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

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

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

**Case: CE22090362**

2540 NW 19 ST

DEVINE TOUCH INVESTMENTS INC

Service was via posting at the property on 12/6/22 and at City Hall on 12/28/22.

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

VIOLATIONS: 18-12.(a)

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

9-305(b)

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

BCZ 39-296.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THE VACANT LOT IS BEING USED TO STORE VEHICLES, AND COMMERCIAL TRAILERS. THIS IS A PROHIBITED USE FOR THIS B-3 COUNTY ZONED PROPERTY PER SECTION 39-295. PER BROWARD COUNTY ZONING CODE 39-296 (PROHIBITED USES): ANY USE WHICH IS NOT SPECIFICALLY LISTED, OR WHICH BY INFERENCE IS NOT LISTED, IN SECTION 39-295 SHALL BE PROHIBITED.

Officer Proto presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Mr. Ansbro found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

**Case: CE22070335**

408 NW 14 WAY

FYR SFR BORROWER LLC;

%HAVENBROOK HOMES

Service was via posting at the property on 12/12/22 and at City Hall on 12/28/22.

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

VIOLATIONS: 18-12.(a)

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

9-308(b)

THE ROOF IS STAINED WITH DIRT AND HAS TREE DEBRIS THROUGHOUT THE SURFACE. THE FASCIA AND SOFFITS ARE STAINED.

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

Special Magistrate Hearing

January 11, 2023

Page 21

GROUND COVER AS WELL AS AN ACCUMULATION OF LEAVES THROUGHOUT THE ENTIRE PROPERTY.

9-305(a)

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

9-304(b)

THE PAVED DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. THE SURFACE IS UNEVEN AND/OR MISSING PAVERS, AND STAINED WITH DIRT.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$250 per day, per violation.

Mr. Ansbro found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day, per violation.

**Case: CE22080281**

907 NW 12 TER 1-2

MACKEY, WILLIE CLAYTON

Service was via posting at the property on 12/31/22 and at City Hall on 12/28/22.

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

VIOLATION: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE SURFACE IS FADED, CRACKED, HAS OIL STAINS, POTHOLES FADED STRIPING, AND THE PARKING BUMPERS ARE DISCOLORED AND DIRTY.

Officer Jolly presented the case file into evidence and recommended ordering compliance within 34 days or a fine of \$25 per day.

Mr. Ansbro found in favor of the City and ordered compliance within 34 days or a fine of \$25 per day.

**Case: CE22080010**

2316 NW 6 PL

KHIMANI CHRISTIE REALTY LLC

Service was via posting at the property on 12/6/22 and at City Hall on 12/28/22.

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

VIOLATIONS: 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 AND THE GRAVEL HAS WEEDS/GRASS GROWING THROUGHOUT THE SURFACE.

9-304(b)

THE GRAVEL DRIVEWAY OF THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE WEEDS/GRASS GROWING THROUGHOUT THE SURFACE AND IT IS NOT IN A SMOOTH WELL GRADED CONDITION.

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE DAMAGED SECTIONS WHICH ARE BENT OR LEANING AND NOT SECURED TO THE SUPPORT POSTS.

Special Magistrate Hearing

January 11, 2023

Page 22

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

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

**Case: CE22080280**

1201 NW 1 ST  
NORTH BROWARD HOSPITAL DISTRICT  
ATTN: REAL ESTATE

Service was via posting at the property on 12/6/22 and at City Hall on 12/28/22.

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

VIOLATIONS: 47-21.11.A.

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 THROUGHOUT AND IT IS ENCROACHING ONTO THE RIGHT OF WAY/SIDEWALK.

47-19.5.E.7.

THE CHAIN LINK FENCE AT THIS RMM-25 ZONED VACANT LOT IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS SECTIONS WHICH ARE NOT SECURED TO SUPPORT POSTS, HAVE DAMAGE AND/OR ARE BENT AND LEANING.

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

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

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

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 62 days or a fine of \$50 per day, per violation.

Mr. Ansbro found in favor of the City and ordered compliance within 62 days or a fine of \$50 per day, per violation.

**Case: CE22090725**

1219 NW 6 ST  
WRIGHT DYNASTY LLC

Service was via posting at the property on 12/6/22 and at City Hall on 12/28/22.

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

VIOLATIONS: 47-21.11.A. **Complied**

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

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE IS OVERGROWTH OF WEEDS THROUGHOUT THE SURFACE. IT HAS CRACKS AND IS FADED.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 62 days or a fine of \$50 per day and ordering the respondent to attend the March 14, 2023 hearing.

Mr. Ansbro found in favor of the City and ordered compliance within 62 days or a fine of \$50 per day and ordered the respondent to attend the 3/4/23 hearing.

Special Magistrate Hearing

January 11, 2023

Page 23

**Case: CE22090729**

1223 NW 6 ST

WRIGHT DYNASTY LLC

Service was via posting at the property on 12/6/22 and at City Hall on 12/28/22.

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

VIOLATIONS: 47-21.11.A. **Complied**

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

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE SURFACE HAS CRACKS AND IS FADED.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 62 days or a fine of \$50 per day and ordering the respondent to attend the March 14, 2023 hearing.

Mr. Ansbro found in favor of the City and ordered compliance within 62 days or a fine of \$50 per day and ordered the respondent to attend the 3/14/23 hearing.

**Case: CE22090712**

1217 NW 6 ST

WRIGHT DYNASTY LLC

Service was via posting at the property on 12/6/22 and at City Hall on 12/28/22.

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

VIOLATIONS: 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.

47-21.11.A. **Complied**

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

47-19.5.E.7.

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH ARE NOT SECURED, BENT AND/OR LEANING AND MISSING.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 62 days or a fine of \$50 per day, per violation and ordering the respondent to attend the March 14, 2023 hearing.

Mr. Ansbro found in favor of the City and ordered compliance within 62 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 3/14/23 hearing.

**Case: CE22090223**

1440 MIAMI RD

1440 ROCE LLC

Service was via posting at the property on 12/12/22 and at City Hall on 12/28/22.

Special Magistrate Hearing

January 11, 2023

Page 24

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

VIOLATION: 47-20.20.(H)  
THERE ARE PARKING FACILITIES IN THE SWALE AREA THAT ARE NOT MAINTAINED AT THIS PROPERTY.

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

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

**Case: CE22090303**

500 SE 18 ST 1-2  
BROWARD HOUSE INC

Service was via posting at the property on 12/12/22 and at City Hall on 12/28/22.

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

VIOLATION: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.

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

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

**Case: CE22080372**

508 SE 18 CT 1-3  
BROWARD HOUSE INC

Service was via posting at the property on 12/12/22 and at City Hall on 12/28/22.

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

VIOLATION: 47-20.20.H  
THE PARKING SURFACE HAS POTHOLES, CRACKS, HAS FADED LINES AND IS MISSING AREAS OF ASPHALT NEEDS TO BE BLACK SEALED.

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

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

**Case: CE22080369**

504 SE 18 CT 1-4  
BROWARD HOUSE INC

Service was via posting at the property on 12/12/22 and at City Hall on 12/28/22.

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

VIOLATION: 47-20.20.H  
PARKING FACILITIES ARE NOT BEING PROPERLY MAINTAINED. THE PARKING LOT IS FADED, NEEDS RESTRIPING, HAS POTHOLES AND WHEEL STOPS ARE DIRTY AND/OR MISSING.

Special Magistrate Hearing

January 11, 2023

Page 25

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

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

**Case: CE22090051**

1320 MIAMI RD 09  
CASSARINO, RICHARD;  
PRATT, LISA

Service was via posting at the property on 12/12/22 and at City Hall on 12/28/22.

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

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT BEING MAINTAINED AT THIS  
PROPERTY.

9-305(b) **Complied**

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

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

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

**Case: CE22090194**

909 SE 14 CT 10  
LGG REAL ESTATE LLC

Service was via posting at the property on 12/12/22 and at City Hall on 12/28/22.

Rafael Santos, 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. A PORTION OF THE FENCE IS MISSING AND LEANING, MISSING  
SLATS, HAS ROTTEN SUPPORTS, AND THE WOOD GATE IS LEANING AND/OR  
BROKEN.

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

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

**Case: CE22100743**

**CITATION**

4345 NE 22 AVE  
LAU, MICHELLE

This case was cited on 10/24/22 to comply by 11/8/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,400 and the City was requesting the full fine be imposed. No appeal was received.

Mr. Ansbro imposed the \$11,400 fine.

Special Magistrate Hearing

January 11, 2023

Page 26

**Case: CE22100916**

CITATION

3427 GALT OCEAN DR  
POSTER TO REMEMBER LLC

This case was cited on 10/31/22 to comply by 11/15/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,000 and the City was requesting the full fine be imposed. No appeal was received.

Mr. Ansbro imposed the \$6,000 fine.

**Case: CE22100303**

CITATION

1207 CORDOVA RD  
GALLEGOS DEL CARPIO, PIERO CESAR;  
SANTOLALLA, DIANA CACERES

This case was cited on 11/10/22 to comply by 11/25/22. 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.

Mr. Ansbro imposed the \$800 fine.

**Case: CE22100754**

CITATION

1015 SW 30 ST 1-2  
2013 NAVIDAD LLC

This case was cited on 10/21/22 to comply by 11/5/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting the full fine be imposed. No appeal was received.

Mr. Ansbro imposed the \$2,400 fine.

**Case: CE22100848**

CITATION

25 SE 12 AVE  
23 SE 12TH AVENUE LLC

This case was cited on 10/26/22 to comply by 11/10/22. 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.

Mr. Ansbro imposed the \$2,600 fine.

**Case: CE22100546**

CITATION

2606 GRACE DR  
STOMEL, JOSH & VIVIAN

This case was cited on 10/15/22 to comply by 10/30/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,600 and the City was requesting the full fine be imposed. No appeal was received.

Mr. Ansbro imposed the \$10,600 fine.

**Case: CE22100572**

CITATION

1501 SW 5 CT  
FGF INVESTMENTS LLC

This case was cited on 10/15/22 to comply by 10/16/22. Violations and extensions were as noted in the agenda. The

Special Magistrate Hearing

January 11, 2023

Page 27

property was in compliance, fines had accrued to \$6,000 and the City was requesting the full fine be imposed. No appeal was received.

Mr. Ansbro imposed the \$6,000 fine.

**Case: CE22100719**

709 SW 14 AVE 1-3  
CSB7 LLC

**CITATION**

This case was cited on 10/19/22 to comply by 10/20/22. 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.

Mr. Ansbro imposed the \$1,000 fine.

**Case: CE22100566**

3051 NW 19 ST  
MNS INVESTMENT PROPERTIES LLC

**CITATION**

This case was cited on 10/15/22 to comply by 10/15/22. 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.

Mr. Ansbro imposed the \$2,000 fine.

**Case: CE22100567**

3081 NW 19 ST  
PERSAUD USA PROPERTY HOLDINGS LLC

**CITATION**

This case was cited on 10/15/22 to comply by 10/17/22. 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.

Mr. Ansbro imposed the \$500 fine.

**Case: CE22060721**

1429 SW 9 ST  
RIVERSIDE BREEZES CONDO ASSN INC

This was a request to vacate the Final Order dated 9/13/22 and close the case.

Mr. Ansbro vacated the Final Order dated 9/13/22 and closed the case.

**Case: CE19090719**

2601 ACACIA CT  
WILLIAMS, CAROLYN L EST  
% HELEN PEAR

This was a request to vacate the Final Order for Violation 9-308(b) dated 12/5/19 and the Order Imposing the Fine for Violation 9-308(b) dated 3/12/20.

Mr. Ansbro vacated the Final Order for Violation 9-308(b) dated 12/5/19 and the Order Imposing the Fine for Violation 9-308(b) dated 3/12/20.

Special Magistrate Hearing

January 11, 2023

Page 28

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 48 and 49 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:

FC22090009                      FC22090013                      FC22100004                      FC22100005

**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 1:59 P.M.

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

ATTEST:  
  
\_\_\_\_\_  
CLERK, SPECIAL MAGISTRATE