



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
JANUARY 26, 2023
9:00 A.M.**

Staff Present:

Katrina Jordan, Code Compliance Manager
Mary Allman, Administrative Assistant
Christine Chaney, Administrative Assistant
James Fetter, Zoning Landscape Inspector
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Marco Aguilera, Code Compliance Officer
Stephanie Bass, Code Compliance Supervisor
Nadine Blue, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Sr. Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Bovary Exantus, Code Compliance Officer
Manuel Garcia Senior Code Compliance Officer
Patt Gavin, Code Compliance Officer
Bobby Jaiprashad, Code Compliance Officer
Patrice Jolly, Senior Code Compliance Officer
Dorian Koloian, Senior Code Compliance Officer
Rachel Moore, Code Compliance Officer
Jean Claude Noel, Code Compliance Officer
Wilson Quintero Jr, Code Compliance Officer
Bryan Roca, Code Compliance Officer
Bernstein Saimbert, Code Compliance Officer
David Sandiford, Code Compliance Officer

Respondents and witnesses

| | |
|--|---|
| CE22100581: Robin Cruise; Michael Savedra | SE22090082: Julia Bell |
| CE22070288: Lashandra Carpenter | CE22050240: Adi Cohen |
| CE22050274: Leonard Leveille | CE21060120: Vonceil Jackson; Vernerva Parks |
| CE22090647: Howard Perl | CE22070565: Laura Parkman; Joseph Parkman |
| CE22100224: CE22100210: Donald Karney | CE20060969: Yenice Cordero |
| CE22020894; CE22020816: CE22120011: Kristy Armada | CE21120246: Russel Johnson |
| CE22060276: Gilbert Cole | CE22020917: Karon Cooke |
| CE22070408: Flora James | CE22110152: Melissa Gregoire |
| CE22060330: Edwin Colon; Sebastian Vernik | CE22080324: Diego Arbono |
| CE21080175: Cedric Taylor | CE22040415: Jefferson Cherubin; Annaiza Yvonere |
| CE22040267; CE22040258; CE22040015: Michael Thompson | CE-19110589: Tamara Sue Esquivel; Edward Esquivel |
| CE22080022: Susan Cruz | CE22070660: Benjamin Figgie |
| CE22021033: Abril Myoshi Tuff | CE22020090: Marvin Durand |
| CE22020178: Scarlett Martinez Hiciano | CE22100070: Raul Quinones |
| CE22030257: Henriette Boyman; Jill Marie Delguidice | CE22080543: Soannya Cuervas |
| CE22110093: Yasmina Amador | CE21050738: Fidel Amor; Erica Amor |
| CE22060132: Laura McLaren | CE22080510: Salvatore Caruso; Rita Caruso |
| CE22080332: John Scherer; Carter Maxwell | CE21100122: Gene Leslie; Helen Leslie |
| | CE22080124: Carmela Betancourt |

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CE21050457: Sandra Strong
CE22060725: Michael Phillips
CE22050429: Kelita Sharpe Lewis
CE22070419: Shalom Rubenstein; Nadav Ohana
CE21050672: Steven Kornienko
CE22040529: Gordana Ulman; Florence Lentini

CE22070641: David Atkisson; Lorie Anne Slegele; Ronald Stanger
CE22110031: Joseph Dossi
CE21080893: Thomas Tatum; Janae Martinez

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

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

Case: CE22100070

2231 NW 9 CT

CASTANEDA, AMALIA JUDITH

Service was via posting at the property on 12/27/22 and at City Hall on 1/12/23.

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED, THERE IS OVERGROWTH OF WEEDS THROUGHOUT THE SURFACE AND IT IS NOT WELL GRADED AND EVEN.

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 THROUGHOUT.

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

47-34.1.A.1.

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE SEVERAL WATERCRAFT, TRAILERS AND VESSELS BEING PARKED AND/OR STORED ON THE PROPERTY, ON THE FRONT, SIDES, AND REAR. THIS IS NON-PERMITTED PER THE ULDR FOR THIS RMM-25 ZONED RESIDENTIAL PROPERTY.

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

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

Raul Quinones 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: CE22050240

1405 N ANDREWS AVE

AMBT CORP

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, fines had accrued to \$700 and the City was requesting the full fine be imposed.

Bernstein Saimbert, Code Compliance Officer, recommended imposition of the fine. Administrative costs totaled \$499.16.

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Adi Cohen said he had been out of state for a family emergency when the property was cited.

Ms. Flynn imposed administrative costs of \$499.16.

Case: CE22040529

1136 NW 8 AVE 1-3

1136 NW 8TH AVENUE LLC

This case was first heard on 10/11/22 to comply by 11/1/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,100 and the City was requesting the full fine be imposed.

Bernstein Saimbert, Code Compliance Officer, recommended imposition of the fine.

Gordana Ulman said her husband had been managing the property but had a serious car accident in October, delaying compliance. She requested a fine reduction.

Ms. Flynn imposed a fine of \$500 for the time the property was out of compliance.

Case: CE22040415

2060 NW 30 AVE

CHERUBIN, JEFFERSON

This case was first heard on 8/25/22 to comply by 12/1/22. 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 \$810 be imposed.

Jefferson Cherubin agreed to the fine reduction.

Ms. Flynn imposed a fine of \$810 for the time the property was out of compliance.

Case: CE22060132

912 NW 13 ST

MC LAREN, HEADLEY

This case was first heard on 10/27/22 to comply by 11/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, said one violation remained and recommended imposition of the fine.

Laura McLaren agreed to a 35-day extension.

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

Case: CE22070288

157 SW 37 TER

CARPENTER, LASHANDRA

Service was via posting at the property on 1/5/23 and at City Hall on 1/12/23.

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

VIOLATIONS: 9-278(e) **COMPLIED**

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT MAINTAINED IN GOOD CONDITION. IT IS NOT WELL GRADED, THERE ARE POTHoles AND THE SURFACE IS FADED.

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9-305(b) **COMPLIED**

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

47-39.A.1.b.(6)(b) **COMPLIED**

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

6-34 **COMPLIED**

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

Lashandra Carpenter agreed to comply.

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

Case: CE22050429

1031 SW 29 WAY

LEWIS, DAMIEN; SHARPE, KELITA

This case was first heard on 8/25/22 to comply by 9/29/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,850 and the City was requesting the full fine be imposed.

Patrice Jolly, Sr. Code Compliance Officer, recommended imposition of the fine. Administrative costs totaled \$718.

Kelita Sharpe said the fence and permits to screen the vehicle were more expensive than she had anticipated. She requested a fine reduction.

Ms. Flynn imposed administrative costs of \$718.

Case: CE21050738

2442 TORTUGAS LN

AMOR, ERICA & FIDEL

This case was first heard on 4/28/22 to comply by 7/28/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting \$758 be imposed.

Marco Aguilera, Code Compliance Officer, recommended reducing fines to administrative costs of \$758.

Erica Amor requested a further fine reduction. Fidel Amor said he had communicated with the inspector and understood he would ask the Special Magistrate for an extension, but that had not happened.

Ms. Flynn imposed administrative costs of \$575.

Case: CE22020917

VACATE & REHEAR

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 in compliance, fines had accrued to \$6,050 and the City was requesting the prior order be vacated and the fines be imposed.

Bovary Exantus, Code Compliance Officer, recommended no fine be imposed.

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Karon Cooke agreed to the fine reduction.

Ms. Flynn vacated the prior order and imposed no fine.

Case: CE22120011

CITATION APPEAL

1435 NW 6 ST
PILGRAM, MIGUEL D

The property was cited on 12/1/22 to be complied by 12/3/22. The property was in compliance, fines had accrued to \$1,250 and the City was requesting the full fine be imposed.

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

Kristy Armada, attorney, said the owner had contacted a beehive specialist within two days of the citation and it had taken less than one week for the hive to be removed. She requested a fine reduction.

Ms. Flynn reduced the fine to \$950.

Case: CE22020894

REQUEST FOR EXTENSION

405 NE 3 ST
CHIP HOLDINGS LLC

This case was first heard on 4/12/22 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 \$13,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, confirmed the property was not yet in compliance.

Kristy Armada, attorney, said a site plan application to pave the parking lot had been filed immediately after receiving the notice. She stated there was a dispute between this property owner and the adjacent property owner regarding use of an easement, and the City had stayed this application until this was resolved. Ms. Armada requested a three-month extension. Ms. Hasan said the owner could comply by ceasing the illegal parking lot operating on the site. Ms. Armada said closing the parking lot would put the deli it served out of business. She said once they had DRC approval, the site plan application would be approved. She stated they had been meeting with City staff and hoped their request would be called up so the City would not approve development rights that were inconsistent with her client's easement rights.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/30/23 hearing.

Case: CE22020816

REQUEST FOR EXTENSION

409 NE 3 ST
CHIP HOLDINGS LLC

This case was first heard on 4/12/22 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 \$13,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said this was the same situation as the previous case.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/30/23 hearing.

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Case: CE21080893

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

This case was first heard on 8/25/22 to comply by 10/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,800 and the City was requesting the full fine be imposed.

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

Janae Martinez, property manager, said rain had delayed the repaving project.

Thomas Tatum, attorney, requested a fine reduction.

Ms. Flynn imposed a fine of \$950 for the time the property was out of compliance.

Case: CE22080332

918 S RIO VISTA BLVD
1203 SE 11TH CT LLC;
% JOSEPH M BALOCCO JR ESQ

CITATION
VACATE AND REIMPOSE

This case was cited on 8/11/22 to comply by 11/25/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,050 and the City was requesting the prior order be vacated and \$459.46 be imposed. No appeal was received.

Gustavo Caracas, Code Compliance Officer, recommended reducing the fine to \$459.46.

John Scherer agreed to the fine reduction.

Ms. Flynn vacated the prior order and imposed a fine of \$459.46 for the time the property was out of compliance.

Case: CE22070419

1046 NW 3 AVE
1046 3RD LLC

This case was first heard on 10/27/22 to comply by 11/6/22 and 11/24/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,050 and the City was requesting the full fine be imposed.

Jean Claude Noel, Code Compliance Officer, recommended imposition of the fine.

Shalom Rubenstein said they had been unaware of the violation until the property was posted; they had received no other notification. Officer Noel said staff had confirmed that the notice had been sent to the address listed with the Broward County Property Appraiser. He agreed Mr. Rubenstein had acted to comply immediately after the first hearing. Mr. Rubenstein said the tenant had not notified him of the posted notices or issues. He did not have access to the property until the tenant had been evicted on September 19, 2022.

Ms. Flynn reduced the fine to \$4,200. Mr. Rubenstein said the second notice was posted to the wrong address.

Ms. Flynn imposed a fine of \$3,500 for the time the property was out of compliance.

Case: CE22060330

524 NW 21 TER
KODOS INVESTMENTS SA LLC

ORDERED TO REAPPEAR

This case was first heard on 10/11/22 to comply by 11/15/22. Violations and extensions were as noted in the agenda.

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The property was not in compliance, and fines had accrued to \$2,800.

Wilson Quintero Jr., Code Compliance Officer, said the violations remained and the permit applications were awaiting client reply. He recommended a 28-day extension, and ordering the respondent to attend that hearing.

Sebastian Vernik requested more than 28 days. He said they were working with the City and the architect.

Edwin Colon said it took the architect time to make the corrections and requested 60 days. Officer Quintero reiterated his recommendation for 28 days.

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

Case: CE22030257

833 SW 14 CT

MARKWELL, HENRIETTE G

This case was first heard on 5/26/22 to comply by 9/1/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,300 and the City was requesting the 5/26/22 Order be vacated and the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, requested the 5/26/22 order be vacated recommended imposition of the fine.

Jill Marie Delguidice said she had helped the owner comply the property.

Henriette Boyman was present.

Ms. Flynn vacated the 5/26/22 order and imposed no fine.

Case: CE22070565

1421 NW 1 ST

KP 1461 CITYVIEW LLC CITYVIEW TWIN LLC

Service was via posting at the property on 12/27/22 and at City Hall on 1/12/23.

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

VIOLATIONS: 47-19.4.D.8. **COMPLIED**

47-19.5.E.7.

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

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 THROUGHOUT THE PROPERTY AND SWALE.

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

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$200 per day, per violation.

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Joseph Parkman said they had acquired the property in June 2022 and the fence belonged to the adjacent property. He said bids for landscaping were between \$18,000 and \$20,000 and requested 90 days.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$200 per day, per violation and ordered the respondent to attend the 3/30/23 hearing.

Case: CE22080022

646 NW 14 WAY
LA CASTLE GROUP LLC

This case was first heard on 11/9/22 to comply by 12/7/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,450 and the City was requesting the full fine be imposed.

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

Susan Cruz said she had been seriously ill in August 2022 and left the state to have family care for her. She said once she was aware of the violation, she had acted immediately. Officer Quintero confirmed she had acted immediately and said City costs totaled \$718.

Ms. Flynn imposed administrative costs of \$718.

Case: CE22020090

2201 SW 14 ST
DURAND, MARVIN

This case was first heard on 4/28/22 to comply by 7/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Marvin Durand said he had replaced the grass three times, but it would not survive in the swale area. Officer Garcia note they must stop parking on the swale to allow the grass to grow there.

Ms. Flynn imposed the \$11,500 fine, which would continue to accrue until the property was in compliance.

Case: CE22070641

4020 GALT OCEAN DR
ATLANTIC OCEAN CLUB CONDO APTS INC

Service was via posting at the property on 1/12/23 and at City Hall on 1/12/23.

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

VIOLATION: 9-280(e)
SOME OF THE EXHAUST FANS ARE NOT WORKING PROPERLY AT THIS LOCATION.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day. She said the permit was in process.

David Atkisson said the fans had been replaced but the permits had not been issued yet. He requested 60 days, at the request of the mechanical contractor. Officer Koloian did not object and recommended ordering the respondent to attend the 3/30/23 hearing.

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Ronald Stanger, unit owner, said he had realized the problem in July 2022.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day and ordered the respondent to attend the 3/30/23 hearing.

Case: CE21050457

981 NW 16 AVE

STRONG, SANDRA

This case was first heard on 10/11/22 to comply by 12/13/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,200 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.

Sandra Strong said the tenant was supposed to maintain the landscaping but he had not. She was confused about whether a permit was needed for the landscaping and Officer Quintero said this depended on the scope of work.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

Case: CE22110031

5596 BAYVIEW DR

AGUIRRE, LUIS A; DOSSI, JOSEPH MICHAEL

Service was via posting at the property on 1/14/23 and at City Hall on 1/12/23.

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

VIOLATIONS: Sec. 8-91.(c)

THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. AREAS OF THE MOORING STRUCTURE WERE FOUND TO HAVE NO SUPPORT FOR THE PILINGS AND BROKEN PIECES. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

9-306

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

9-280(b) **Complied**

THERE ARE BOARDED/COVERED WINDOWS AT THE PROPERTY WHICH ARE NOT IN GOOD REPAIR.

9-280(C) **Complied**

THE EXTERIOR STAIRS AT THE REAR OF THE PROPERTY ARE IN DISREPAIR. THERE ARE AREAS OF THE STAIRS THAT WERE OBSERVED MISSING STEPS AND THE HANDRAILS ARE NOT PROPERLY SUPPORTED AND DETERIORATED.

9-280(h) **Complied**

THE EXTERIOR DECK AREA AT THE REAR OF THE PROPERTY WAS OBSERVED TO BE COMPLETELY DECAYED AND IN DISREPAIR. AREAS OF THE DECK WERE OBSERVED MISSING SLATS AND COMPLETELY ROTTED.

18-12.(a)

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

18-11.(a) **Complied**

THE POND AT THIS PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS CONSIDERED A PUBLIC NUISANCE.

9-280(g) **Complied**

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE EXTERIOR OF THE PROPERTY AND BROKEN LIGHT FIXTURES.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$150 per day, per violation.

Joseph Dossi said the property was now in compliance.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$150 per day, per violation.

The following three cases for the same owner were hear together:

Case: CE22040267

631 NW 9 AVE

JONES, ALTHEMEASE; THOMPSON, MICHAEL

This case was first heard on 9/13/22 to comply by 11/15/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$750 and the City was requesting the full fine be imposed.

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

Michael Thompson said the property had belonged to his grandfather, who had passed away the previous month. He stated he had helped his grandfather to comply the violations.

Ms. Flynn imposed no fine.

Case: CE22040258

635 NW 9 AVE

JONES, ALTHEMEASE; THOMPSON, MICHAEL

This case was first heard on 9/13/22 to comply by 11/15/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$750 and the City was requesting the full fine be imposed.

Ms. Flynn imposed no fine.

Case: CE22040015

639 NW 9 AVE

JONES, ALTHEMEASE; THOMPSON, MICHAEL

This case was first heard on 9/13/22 to comply by 11/15/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$750 and the City was requesting the full fine be imposed.

Ms. Flynn imposed no fine.

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Case: CE22100224

419 SE 19 ST 1-4

419 SE 19TH STREET LLC

Service was via posting at the property on 1/13/23 and at City Hall on 1/12/23.

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

VIOLATIONS: 47-20.20.(H)

THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT IS BROKEN IN SOME AREAS, WHEEL STOPS ARE IN NEED OF PAINT AND THE PARKING STRIPES ARE FADED.

9-306

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

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

Donald Karney requested 60 days.

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

Case: CE22100210

401 SE 20 ST 1-4

401 SE 20 STREET LLC

Service was via posting at the property on 12/28/22 and at City Hall on 1/12/23.

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

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

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

18-4.(c)

THERE ARE DERELICT VEHICLES, MOTORCYCLES AND/OR TRAILER PARKED OR STORED ON THE SWALE (OR) ON THE PROPERTY.

9-280(b) **Complied**

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE WINDOWS IN DISREPAIR.

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITIES INCLUDING BUT NOT LIMITED TO THE SWALE/RIGHT-OF-WAY AREA ARE IN STATE OF DISREPAIR. THE AREA HAS HOLES AND REQUIRES TO BE PATCHED. THE PARKING FACILITIES WITHIN THE PROPERTY NEEDS TO BE RESURFACED AND RESTRIPEDED.

Officer Caracas presented the case file into evidence and recommended ordering compliance with 18-4.(c) within 10 days and with 47-20.20.(H) within 35 days or a fine of \$50 per day, per violation.

Donald Karney requested 60 days for the parking area violation and Officer Caracas did not object.

Ms. Flynn found in favor of the City and ordered compliance with 18-4.(c) within 10 days and with 47-20.20.(H) within 63 days or a fine of \$50 per day, per violation.

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Case: CE21060120

VACATE & REHEAR

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 \$23,150 and the City was requesting the prior order be vacated and imposition of the fines, which would continue to accrue until the property was in compliance.

Vonceil Jackson was present.

Vernerva Parks said Ms. Jackson was legally blind and she was helping her with the violations. She described their efforts to comply.

Bovary Exantus, Code Compliance Officer, recommended a 35-day extension. Ms. Hasan said the lack of address numbers was a safety violation and should not be given 35 days.

Officer Exantus said neighbors had also complained about a "backyard club" at the property causing noise. Ms. Parks said she and her family used the pool in the backyard and an inspector had "closed the case," stating there was no noise problem. Officer Exantus said he would visit the complaining neighbor the following day and asked Ms. Jackson to make her property available for inspection.

Ms. Flynn granted a 10-day extension for 9-313(a) and a 35-day extension for the remaining four violations, during which time no fines would accrue.

Case: CE21100122

2800 NW 20 ST
LESLIE, G W & HELEN R

This case was first heard on 3/24/22 to comply by 7/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Gene Leslie said he was working toward compliance by removing the vehicles and cleaning up the fence. Officer Garcia said the entire property needed painting. He said there had been progress, but the case had been ongoing since October 2021. Katrina Jordan, Code Compliance Manager, recommended an extension to determine if the owners could receive funds from Housing and Community Development to help with compliance.

Helen Leslie asked Officer Garcia to reinspect because they had been working on it. She said health issues had delayed their progress.

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

Case: CE22070660

2200 NW 6 PL
2200 NW 6 PLACE LLC

Service was via posting at the property on 12/27/22 and at City Hall on 1/12/23.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF CASE CE21080348 AND WILL PROCEED TO THE HEARING WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

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

THE CHAIN LINK AND WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH HAVE BEEN DAMAGED, ARE LEANING AND NOT SECURED TO THE SUPPORT POSTS. THIS IS A RECURRING VIOLATION OF CASE CE21080348 AND WILL PROCEED TO THE HEARING WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

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

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

Benjamin Figgie agreed to comply.

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

Case: 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 \$3,400 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 Hiciano requested 15 days.

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

Case: CE21080175

601 NW 22 RD

BETTYS SOUL FOOD INC

This case was first heard on 10/27/22 to comply by 12/29/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, confirmed all violations were now in compliance and recommended imposition of the fine.

Cedric Taylor said his mother was suffering from cancer and had been unable to keep up the property. He had come to help her with the violations. He requested the fines be reduced. Katrina Jordan, Code Compliance Manager recommended no fines be imposed. Julio Davila, Code Compliance Supervisor, said there were other issues at the property and asked Mr. Taylor to contact him. Mr. Taylor reported they had added lighting and gates around the dumpster recently.

Ms. Flynn imposed no fine.

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Case: CE22080543

2305 NW 6 PL
MMR FLORIDA LLC

This case was first heard on 10/27/22 to comply by 12/8/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, said only the landscape violation remained and recommended imposition of the fine.

Soannya Cuervas said the tenant had ignored notice to comply the violation and they had instituted eviction proceedings. She requested a 60-day extension to evict the tenant. Officer Exantus recommended a 35-day extension and then he would assess their progress.

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

Case: CE22080324

1708 NW 7 ST
CITYHOUSE X INC

This case was first heard on 11/9/22 to comply by 12/7/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,000 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, recommended imposition of the fine.

Diego Arbono said they had filed a permit application to demolish the property and provided the application number. Ms. Hasan said this application was awaiting client reply, had been filed by the prior owner, and was for interior renovation, not demolition. Mr. Arbono said they would apply for the demolition permit. Officer Saimbert reiterated his request for imposition of the fine.

Ms. Flynn imposed the \$15,000 fine, which would continue to accrue until the property was in compliance.

Case: CE-19110589

2160 SW 16 CT
ESQUIVEL, TAMARA SUE

This case was first heard on 1/12/21 to comply by 4/14/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$59,500 and the City was requesting the full fine be imposed.

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

Tamara Sue Esquivel explained their efforts to comply. Edward Esquivel said they had not understood there were violations, and as soon as they were aware of them, they had acted. He stated they had not received other notices. Their first contractor had also defrauded them. Manuel Garcia, Senior Code Compliance Officer, noted the owners had communicated with him. He acknowledged that the first contractor had not done the work or pulled permits.

Ms. Flynn imposed administrative costs of \$1,648.

Case: CE22060725

1000 TENNESSEE AVE
SARGENT, BERYL EST

Service was via posting at the property on 12/30/22 and at City Hall on 1/12/23.

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

VIOLATIONS: 18-11.(a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

9-280(h)(1)

THE CONCRETE FENCE AT THIS RS-6.7 IRREGULAR RESIDENTIAL ZONED PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE BROKEN AND DAMAGED SLATS. THE PAINT IS DISCOLORED AND WORN.

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-11.(a) within 10 days and with 9-280(h)(1) within 28 days or a fine of \$25 per day, per violation.

Michael Phillips said before the owner passed away, she was working with Rebuild Florida to repair the roof and those contractors had damaged the pool pump. The owner had not had the funds to repair the pool pump and he asked that she be allowed to drain and cover the pool. The roof was still being worked on and the estate representative was painting the property. He said neighbors were taking advantage by parking on the property, causing damage.

Ms. Flynn found in favor of the City and ordered compliance with 18-11.(a) within 10 days and with 9-280(h)(1) within 28 days or a fine of \$25 per day, per violation.

Case: SE22090082

Administrative Appeal

1161 NW 19 CT
BELL, JULIA S

VIOLATION: 24-7(b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 9/13/22 and the trash remained on 9/15/22. The City had subsequently removed the trash on 9/16/22.

Julia Bell said she had the dates wrong when she put out the trash. She thought the truck had gotten full and would return. Ms. Bell said she had not seen a posting for the violation.

Ms. Flynn denied the appeal.

Case: CE22070408

430 SW 27 TER 1-2
AVILL & SYLVIA JAMES REV TR;
JAMES, AVILL & SYLVIA TRUSTEES

Service was via posting at the property on 12/30/22 and at City Hall on 1/12/23.

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

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO SOFFITS, DETERIORATED AND MISSING SCREENS. THERE IS ONE BROKEN WINDOW IN REAR OF UNIT 403, WINDOW OUTSIDE OF UNIT 420 IS NOT CLOSING PROPERLY AND IS SECURED BY A SCREW. THERE ARE ALSO CABLES THAT ARE LOOSE AS THEY ARE HANGING.

9-306 Complied

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

18-4.(c) COMPLIED

47-20.20.(H) COMPLIED

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

Flora James agreed to comply.

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

Case: CE21120246

1512 NE 1 AVE
CALHOUN, DIANE

This case was first heard on 3/24/22 to comply by 6/30/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,800 and the City was requesting \$999.28 be imposed.

Bernstein Saimbert, Code Compliance Officer, recommended reducing fines to administrative costs of \$999.28.

Russel Johnson requested a further reduction.

Ms. Flynn imposed administrative costs of \$999.28.

Case: CE22021033

680 SW 30 TER
TUFF, ABRIL MIYOSHI

This case was first heard on 8/25/22 to comply by 9/29/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,625 and the City was requesting the full fine be imposed.

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

Abril Myoshi Tuff said she had not been able to afford the repairs.

Ms. Flynn imposed a fine of \$300 for the time the property was out of compliance.

Ms. Flynn took a brief recess.

Case: CE22080124

3501 W DAVIE BLVD
BAYSHORE AT DAVIE LTD;
% CVS #981-01/OCC EXP DEPT

Service was via posting at the property on 1/4/23 and at City Hall on 1/12/23.

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT, AND ALSO CRACKED/MISSING STUCCO WITH PLANT MATERIAL GROWING OUT OF IT.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE ALONG SW 12TH PLACE.

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

THERE IS A DERELICT VEHICLE, A WHITE MERCURY MOUNTAINEER WITH AN EXPIRED LICENSE PLATE AND NO REGISTRATION PARKED ON THE SWALE OF THIS PROPERTY. THERE IS ALSO A SILVER SCION TC, PARKED ON THE SWALE WITH NO LICENSE PLATE. VIN NUMBER WAS COVERED.

9-305(b)

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

47-20.20.H

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT HAS FADED STRIPING, BROKEN/DISLODGED PARKING BUMPERS, OIL STAINS AND POTHOLES.

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

Carmela Betancourt said the notice had been sent to CVS in Long Island, not the property owner. She said CVS had informed her they were working to comply but Ms. Betancourt felt they needed more than 35 days. She requested 60 days. Julio Davila, Code Compliance Supervisor, opposed allowing more than 35 days.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 42 days or a fine of \$50 per day, per violation.

Case: CE22100581

100 ISLE OF VENICE DR

GUARDIAN ISLE OF VENICE LLC

Service was via posting at the property on 1/14/23 and at City Hall on 1/12/23.

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

VIOLATION: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 ZONED PROPERTY. THERE IS A HOUSEBOAT BEING USED AS A DWELLING ON THE PROPERTY WHICH IS NOT PERMITTED UNDER SECTION 47-19.6.C.

Officer Garcia presented the case file into evidence and recommended ordering the use of the vessel as a dwelling cease immediate or a fine of \$150 per day. He said the boat was being used as a short-term rental and never moved. He related information provided by the owner to obtain a business tax license for the vessel to prove their intent to rent it as a dwelling only.

Robin Cruise, manager, said they had ceased the Airbnb rental of the vessel. He said they were permitted operation of live-aboards in this zoning district. He stated the boat was fully navigable. Mr. Cruise referred to a case in Miami that

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determined house boats were vessels and presented a photo of the vessel from that case. Ms. Hasan objected to Mr. Cruise's reference to the boat in Miami and wanted this stricken from the record. She said the information provided by Officer Garcia regarding the business tax receipt was meant to show the owner's intent to register the houseboat, which was an admission against interest. She added that a houseboat, per Florida Statute, was used primarily as a residence to the preclusion of being a means of transportation. She stated the houseboat was affixed to the dock. Section 47-34.1.A.1. clearly stated a houseboat was not permitted in this zoning district. Mr. Cruise presented photos showing the boat's engine.

Michael Savedra, the vessel manufacturer, said this was actually a pontoon boat and this was how it was registered. He noted the difference between a houseboat and a floating home, and said this was a vessel.

Officer Garcia claimed the boat was permanently, physically mounted to a piling. He also had a statement from Terth Jani that the vessel was not intended to move in waters and would remain docked. He quoted from the business tax license application, which stated this was "a vessel used as a boat for short-term rental and we can also use for hang-out spot for people." Ms. Flynn asked the significance of the vessel having a motor. Mr. Savedra stated the vessel weighed 6,500 pounds and it had a 20-horsepower engine. Officer Garcia stated in his experience, the vessel could not be powered by this size engine.

Mr. Cruise stated this was a coastguard-approved vessel, registered as a vehicle with the State of Florida. He did not feel Officer Garcia was qualified to determine whether the engine could power the vessel. This was why he had brought Mr. Savedra, the manufacturer, to the hearing. Mr. Savedra said the boat had gotten to the location with this motor. He said the "tie guides" were not permanent; they were meant to keep the boat in position. He stated he had video of the vessel navigating to the location under its own power. Officer Garcia stated the complainant had told him the vessel was towed into this location.

Ms. Flynn said she would continue the case and asked Mr. Savedra to show the video to Ms. Hasan and Officer Garcia within five days. She also wanted Mr. Cruise to tell her why the statute they had been cited under did not apply.

Officer Garcia suggested returning to the case later at this hearing to allow Mr. Savedra to show him the video, which he said was in his car.

Ms. Flynn continued the case until later in the hearing.

Upon returning to the case, Officer Garcia said there was no video but there were photos of the barge for the houseboat floating. Mr. Cruise said they had photos showing the vessel being moved and agreed to submit a video prior to the next hearing.

Ms. Flynn read from Section 17, which indicated a houseboat was a vessel used primarily as a residence for at least 21 days out of any 30-day period, to the preclusion of its use as a means of transportation. Officer Garcia clarified that the property had been cited for the dwelling use of the vessel on the property based on the fact that the purpose was for short-term rental. To comply, the dwelling use must cease; the vessel could not be used for "hanging out" or for short-term rentals, as mentioned in the business tax receipt application. Officer Garcia referred to City ordinance 47-19.6.c, which said the vessel could be used as a form of habitation, but not in the RMM-25 zoning district, which this property was.

Ms. Hasan said 47-19.6.c distinguished between a floating home and a vessel. She stated the definition of a floating home in 47-19.a.1 was loosely analogous to the State statute that defined a houseboat.

Mr. Cruise referred to 47-19.6.b, which indicated districts where habitation aboard a vessel was permitted, which included the RMM zoning district. He thought the City had incorrectly cited the property.

Ms. Flynn found that this structure fit the definition of a floating home, as "any water-borne structure designed for use primarily as a home or dwelling," and that using it as a dwelling was a violation of 47-19.6.c. The owner must immediately cease using the vessel as a dwelling or a fine of \$150 per day.

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Case: CE22060276

429 NW 15 AVE

ESMY FORREST JOHNSON REV TR;

COLE, GILBERT TRUSTEE ET AL

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, fines had accrued to \$3,050 and the City was requesting the full fine be imposed.

Bernstein Saimbert, Code Compliance Officer, recommended imposition of the fine. He said administrative costs totaled \$633.50.

Gilbert Cole said he had not been aware when the property was initially cited, but once he was, he had acted immediately. He described his efforts to comply the landscape violation.

Ms. Flynn imposed administrative costs of \$633.50

Case: CE22050274

203 NW 12 AVE

LEVEILLE, LEONARD

This case was first heard on 10/11/22 to comply by 11/15/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Wilson Quintero Jr., Code Compliance Officer, said the owner was making progress but the landscape violation remained. He recommended imposition of the fine.

Leonard Leveille stated he needed another two weeks.

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

Case: CE22040885

1616 NW 6 AVE

JENDRASAK, MICHAEL

This case was first heard on 10/11/22 to comply by 11/15/22. 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.

Bernstein Saimbert, Code Compliance Officer, said only violation 9-306 remained, and they were in the process of addressing it. The owner had requested 14 days and he did not object.

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

Case: CE22110152

CITATION

1636 NW 6 AVE

GREGOIRE, MELISSA

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 \$12,400 and the City was requesting imposition of the full amount. No appeal was received.

Melissa Gregoire said she had not filed an appeal because she thought the property was in compliance.

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Patt Gavin, Code Compliance Officer, recommended reducing fines to administrative costs of \$313.

Ms. Flynn imposed administrative costs of \$313.

Ms. Flynn took a brief recess.

Case: CE22100241

30 COMPASS PT

MARTINEZ-MANSO, MICHEL

Service was via posting at the property on 12/30/22 and at City Hall on 1/12/23.

Bobby Jaiprashad, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-7(b) **COMPLIED**

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

9-308(b) **COMPLIED**

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

9-305(b) **COMPLIED**

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

THERE IS UNROOFED OUTDOOR STORAGE OF ITEMS ON THE EXTERIOR GROUNDS OF THIS RS 4.4 ZONED PROPERTY INCLUDING BUT NOT LIMITED TO CONSTRUCTION ITEMS ON PALLETS ON THE SIDE OF THE PROPERTY.

24-7(b) **COMPLIED**

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

9-306

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

Officer Jaiprashad 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: CE22060290

2864 NE 26 PL

MARTIN, RONNIE L

Service was via posting at the property on 12/30/22 and at City Hall on 1/12/23.

Bobby Jaiprashad, Code Compliance Officer, testified to the following violation(s):

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

9-305(b) **COMPLIED**

9-304(b) **COMPLIED**

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AT THE FRONT ENTRANCE NEAR THE ROOF AND ALONG THE ROOF LINE.

18-11.(a) **COMPLIED**

THE FOUNTAIN ALONG THE FRONT HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

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

47-19.5. **WITHDRAWN**

THERE IS AN UNPERMITTED FLOATING DOCK WITHIN THE REAR SETBACK.

Officer Jaiprashad 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: CE21100869

1071 TENNESSEE AVE
WHITSETT, WILLIAM ROBERT

Service was via posting at the property on 1/5/23 and at City Hall on 1/12/23.

Patrice Jolly, Sr. 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. **WITHDRAWN**

THERE IS ROOFED OUTDOOR STORAGE IN THE CARPORT 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 IS ALSO A SWARM OF BEES THAT HAVE BUILT A HIVE IN THE EAVES ON THE REAR OF THE PROPERTY.

Officer Jolly 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: CE22100492

1113 NW 18 ST
SMITH, MILLER LEE

Service was via posting at the property on 1/11/23 and at City Hall on 1/12/23.

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

VIOLATIONS: 18-1.
THERE IS A TABLE, CHAIRS, BOXES, BUCKETS AND OTHER MISCELLANEOUS ITEMS

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

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE POSTS ARE BENT AND RUSTED.

9-304(b) **Complied**

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

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

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

Case: CE21050672

1107 NW 17 AVE

BOB & STEVE DEVELOPMENT CORP

Service was via posting at the property on 1/6/23 and at City Hall on 1/12/23.

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

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE CONSISTING OF MATTRESS, LADDER, PIECES OF WOODS, BOXES 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.

18-4(c)

THERE IS A BOAT ON A TRAILER WITHOUT A CURRENT TAG BEING STORED AT THIS PROPERTY. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE20120954. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Exantus presented the case file into evidence and stated the violations were in compliance and requested a finding of fact that the violations had existed as cited.

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

Case: CE22110093

901 W SUNRISE BLVD

CROWN LIQUORS BROWARD INC

Service was via posting at the property on 1/11/23 and at City Hall on 1/12/23.

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

VIOLATION: 47-21.11.A.
THE LANDSCAPE NOT WELL MAINTAINED. THERE ARE TREES THAT HAVE BEEN REMOVED FROM THE ORIGINAL LANDSCAPING PERMIT THAT WAS ISSUED.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day.

Case: CE22090115

802 NW 10 TER 2

PERSAUD USA PROPERTY; HOLDINGS LLC

Service was via posting at the property on 1/5/23 and at City Hall on 1/12/23.

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

47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE STRIPING IS FADED AND IN SOME PLACES NON-EXISTENT. THERE ARE ALSO POTHoles AND CRACKS ON THE SURFACE.

47-19.4.C.2. **COMPLIED**

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

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

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

Case: CE22090309

741 INDIANA AVE

COOPER, DIONNE ROSE

Service was via posting at the property on 12/30/22 and at City Hall on 1/12/23.

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

VIOLATIONS: 47-39.A.1.b.(6)(b)
THERE IS OPEN AIR STORAGE OF WHAT APPEARS TO BE A DRESSER OR VANITY ON THE DRIVEWAY. THIS IS A PROHIBITED USE ON THIS RS-6.7 ZONED RESIDENTIAL PROPERTY PER ULDR REGULATIONS.

18-12.(a)
THERE ARE TWO LARGE PILES OF MULCH THAT WERE DUMPED ON THE PROPERTY AND CAN BE SEEN FROM THE PUBLIC RIGHT-OF-WAY.

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Officer Moore 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: CE22080731

450 W EVANSTON CIR

SMITH, JAMES E EST

Service was via posting at the property on 12/30/22 and at City Hall on 1/12/23.

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY. THE AWNINGS ON THE EAST SIDE OF THE HOME HAVE FALLEN OFF THE WINDOWS, AND ARE HANGING AND STAINED.

18-11.(a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN/BLACK STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

9-280(h)(1)

THE FENCE IN THE BACKYARD AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

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

THERE IS OVERGROWTH OF VEGETATION/GRASS IN THE BACKYARD OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION OF CASE CE19020058.

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-11.(a) within 10 days and with the remaining violations within 28 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-11.(a) within 10 days and with the remaining violations within 28 days or a fine of \$25 per day, per violation.

Case: CE22090731

2533 NW 21 AVE

COOK, KIA M

Service was via posting at the property on 12/29/22 and at City Hall on 1/12/23.

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

VIOLATIONS: BCZ 39-296.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THE VACANT LOT IS BEING USED TO STORE VEHICLES, BUSES, TRAILERS AND COMMERCIAL TRUCKS. THIS IS A PROHIBITED USE FOR THIS B-2 COUNTY ZONED PROPERTY PER SECTION 39-295.

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

THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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9-280(h) **COMPLIED**

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE BOLLARDS ARE BENT ALONG NW 21 AVE.

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: CE22050139

721 NW 19 ST

SREIT VENICE COVE FLL LLC;

% STARWOOD CAPITAL GRP GLOBAL LP

Service was via posting at the property on 12/27/22 and at City Hall on 1/12/23.

Bernstein Saimbert, 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 PARKING AREA OF THIS RMM-25 ZONED PROPERTY HAS UNEVEN SURFACES. IT IS NOT PROPERLY GRADED AND REQUIRES PARKING LOT STRIPES.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day. He stated a permit had been issued.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: CE22080870

2508 DELMAR PL

DELMAR LAS OLAS LLC

Service was via posting at the property on 1/3/23 and at City Hall on 1/12/23.

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

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

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

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE ARE DEAD PALM FRONDS ON THE TREES IN THE FRONT YARD. THERE ARE WEEDS GROWING THROUGH THE DRIVEWAY PAVERS.

9-306 **COMPLIED**

THE EXTERIOR WALLS HAVE NOT BEEN MAINTAINED. THERE ARE STAINED/DISCOLORED AREAS ON THE WALLS.

Officer Koloian 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.

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Case: CE22080601

5701 NE 22 WAY
KNEZEVICH, DAVID

Service was via posting at the property on 1/12/23 and at City Hall on 1/12/23.

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

VIOLATIONS: 9-280(h)(1)
THE WOODEN FENCE IS IN DISREPAIR. THERE ARE MISSING, LOOSE, BROKEN,
AND WARPED SLATS.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$200 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$200 per day.

Case: CE22090647

209 N BIRCH RD
ALHAMBRA PLACE CONDO ASSN

Service was via posting at the property on 1/3/23 and at City Hall on 1/12/23.

VIOLATION: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS
INCLUDING BUT NOT LIMITED TO THE EXTERIOR TRIM ALONG THE NORTH AND
SOUTH SIDE OF THE REAR OF THE BUILDING ARE IN DISREPAIR/CRACKED.

The City had a stipulated agreement with the owner to comply within 77 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and approved the stipulated agreement, ordering the owner to comply within 77 days or a fine of \$50 per day.

Case: CE22090756

2622 AQUA VISTA BLVD
CAPIN, MEHMET A

Service was via posting at the property on 1/3/23 and at City Hall on 1/12/23.

Bryan Roca, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR
ITS SWALE. THIS IS A RECURRING VIOLATION. SEE CASE NUMBER CE21070001.
THIS CASE WILL PROCEED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT IS
COMPLIED PRIOR TO THE HEARING TO OBTAIN A FINDING OF FACT.

Officer Roca presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited.

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

Case: CE22100021

630 NW 22 RD
VILLARD, EDMOND

Service was via posting at the property on 12/27/22 and at City Hall on 1/12/23.

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

VIOLATIONS: 18-12.(a) **Complied**
THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22020588.

47-19.1.C.

THERE ARE VEHICLES BEING PARKED/STORED ON THIS VACANT LOT WHICH HAS NO PRIMARY USE AND IS NOT PERMITTED PER THE ULDR FOR THIS CB ZONED PROPERTY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22020588.

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 AND AREAS WHERE GRAVEL HAS BEEN INSTALLED IN PLACE OF LIVING GROUND COVER.

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

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

Case: CE22090783

2624 TORTUGAS LN
KELLEHER, ZANE J & BARBARA L;
KELLEHER REV FAM TR

Service was via posting at the property on 1/14/23 and at City Hall on 1/12/23.

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

VIOLATION: Sec. 8-91.(c)
THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. THE DOCK WAS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION DUE TO THE MISSING PANELS AND AREAS WITHOUT SUPPORT.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$150 per day.

Case: CE22100478

1000 SE 8 ST
COULTER, BENJAMIN P & MARJORIE R

Service was via posting at the property on 12/29/22 and at City Hall on 1/12/23.

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS/BOATS PARKED/STORED ON THE GRASS/LAWN AREA. RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-20110155) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 RESIDENTIAL SINGLE

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FAMILY/LOW MEDIUM DENSITY PROPERTY. THERE IS OUTDOOR STORAGE OF PERSONAL GOODS AND MATERIALS, INCLUDING BUT NOT LIMITED TO GAS AND DIESEL TANKS, SHIPPING CRATE OF GOODS.

9-308(b)

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

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER DUE TO VEHICLES AND VESSELS PARKED/STORED ON THE GRASS/LAWN COVERED AREA. RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-20110155) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file into evidence and recommended ordering compliance with 9-304(b) and 47-34.1.A.1. within 10 days, with 9-308(b) within 14 days and with 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 9-304(b) and 47-34.1.A.1. within 10 days, with 9-308(b) within 14 days and with 9-305(b) within 35 days or a fine of \$50 per day, per violation.

Case: CE22100784

301 NW 8 ST 1-3
MALEC, JOHN J

Service was via posting at the property on 1/13/23 and at City Hall on 1/12/23.

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING STRIPES ARE FADED AND NOT VISIBLE. THE PARKING STOPS ARE DIRTY AND ASPHALT HAS OIL/GREASE STAINS.

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

9-305(b) **COMPLIED**

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$75 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$75 per day.

Case: CE22080510

2541 CAT CAY LN
CARUSO, SALVATORE J & RITA F

Service was via posting at the property on 1/13/23 and at City Hall on 1/12/23.

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

VIOLATION: 9-306

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

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Officer Aguilera 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: CE22100216

420 SE 18 CT 1-3

SMILEN ENTERPRISES INC

Service was via posting at the property on 1/13/23 and at City Hall on 1/12/23.

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

VIOLATION: 9-306

THE EXTERIOR BUILDING FASCIA HAS NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR FASCIA THAT ARE DIRTY/STAINED.

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

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

Case: CE22100497

3070 SW 17 ST

LEAN, RUPERT

Service was via posting at the property on 1/13/23 and at City Hall on 1/12/23.

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

VIOLATION: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING OVER, MISSING UPRIGHT SUPPORTS AND CROSS BARS.

Officer Aguilera 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: CE22110339

2810 RIVERLAND RD

2810 RIVERLAND LLC

Service was via posting at the property on 1/13/23 and at City Hall on 1/12/23.

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

VIOLATIONS: 9-304(b)

THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. PALAZZO RECREATIONAL VEHICLE COLORADO TAG CUY964 EXP 2020.

18-4.(c)

THERE IS A DERELICT VEHICLE ON THE SWALE (OR) ON THE PROPERTY. PALAZZO RV COLORADO TAG CUY964 EXP 2020.

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

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

Case: CE22050140
718 SE 17 ST
JONAH PROPERTIES LLC;
% RICHARD J ROSE M D

CITATION APPEAL
ORDERED TO REAPPEAR

The property was cited on 5/4/22 to be complied by 5/5/22. The property was in compliance, fines had accrued to \$29,250 and the City was requesting \$994 be imposed.

Ms. Flynn reduced the fine to \$994.

Case: CE22110414
6711 NW 22 TER
FITCH, KIMBERLY

CITATION

This case was cited on 11/22/22 to comply by 12/7/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed. No appeal was received.

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

Case: CE22110411
5900 NE 14 LN
HANNA, SAMMY; HANNA, MAHA

CITATION

This case was cited on 11/21/22 to comply by 12/6/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,800 and the City was requesting the full fine be imposed. No appeal was received.

Ms. Flynn imposed the \$9,800 fine.

Case: CE22110458
2600 NE 21 CT
ROYKAR2214 LLC

CITATION

This case was cited on 11/22/22 to comply by 12/7/22. 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.

Ms. Flynn imposed the \$1,400 fine.

Case: CE22110211
1220 NE 16 AVE
JEAN-LUC BARRET REV LIV TR
BARRET, JEAN-LUC TRUSTEE

CITATION

This case was cited on 11/14/22 to comply by 11/15/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,200 and the City was requesting the full fine be imposed. No appeal was received.

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

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Case: CE22110185

CITATION

1642 NE 8 ST

ASSOULINE, TOM

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 not in compliance, fines had accrued to \$12,400 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 \$12,400 fine, which would continue to accrue until the property was in compliance.

Case: CE22110650

CITATION

19 SW 8 AVE

HOME ZULUTION LLC

This case was cited on 12/15/22 to comply by 12/30/22. 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: CE22110409

CITATION

1244 NE 1 AVE

THOMAS, BRIANNA I

This case was cited on 11/21/22 to comply by 12/6/22. 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.

Ms. Flynn imposed the \$1,400.

Case: CE20060969

CITATION

1432 NW 3 AVE

ARI PROPERTY FUND LLC

VACATE OIF 10/28/20 & REIMPOSE

This case was cited on 7/4/20 to comply by 7/9/20 and first heard on 10/28/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,000 and the City was vacation of the 10/28/20 Order Imposing the Fine and imposition of the full fine. No appeal was received.

Ms. Flynn imposed the \$3,000 fine.

Case: CE22020172

1500 NE 12 ST

CHRISTOPHER COLES & T PENA TR

COLES, CHRISTOPHER TRUSTEE ET AL

This case was first heard on 10/27/22 to comply by 12/1/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,600 fine, which would continue to accrue until the property was in compliance.

Case: CE22110303

CITATION

3704 N OCEAN BLVD

MSKP GALT OCEAN LLC

This case was cited on 11/15/22 to comply by 11/29/22. Violations and extensions were as noted in the agenda. The

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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. No appeal was received.

Ms. Flynn imposed the \$8,700 fine, which would continue to accrue until the property was in compliance.

Case: CE22110578

CITATION

2808 NE 26 AVE

LINARES, DIEGO; RUIZ, MARTHA

This case was cited on 11/29/22 to comply by 12/4/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,400 and the City was requesting the full fine be imposed. No appeal was received.

Ms. Flynn imposed the \$3,400 fine.

Case: CE22110657

CITATION

1500 NW 7 AVE 1-2

COOPER, CORBEL G

This case was cited on 12/1/22 to comply by 12/16/22. 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. No appeal was received.

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

Case: CE22110659

CITATION

653 NW 15 ST

COOPER, CORBEL G &; COOPER, HILDA

This case was cited on 12/1/22 to comply by 12/16/22. 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. No appeal was received.

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

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 in compliance, fines had accrued to \$9,650 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$9,650 fine.

Case: CE22040843

1324 NW 9 AVE

JEAN JULES, DIEULIFAITES

This case was first heard on 8/9/22 to comply by 9/6/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$675 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$675 fine.

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Case: CE22020341

1309 NW 7 TER
POND, JAROD P

This case was first heard on 4/12/22 to comply by 5/10/22 and 6/14/22. 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 \$997.84 be imposed.

Ms. Flynn imposed a fine of \$997.84 for the time the property was out of compliance.

Case: CE22040999

1038 NW 8 AVE 1-2
INDUS 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 not in compliance, fines had accrued to \$12,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$12,600 fine, which would continue to accrue until the property was in compliance.

Case: CE22050260

901 W LAS OLAS BLVD
THONUBOL, THITARI

This case was first heard on 8/25/22 to comply by 12/1/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,600 fine, which would continue to accrue until the property was in compliance.

Case: CE22050725

709 SW 4 CT 1-7
SAP RE HOLDINGS LLC

This case was first heard on 8/25/22 to comply by 12/1/22. 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.

Ms. Flynn imposed the \$8,400 fine, which would continue to accrue until the property was in compliance.

Case: CE22070098

916 NW 3 AVE 1-4
916 NW 3RD AVENUE LLC

This case was first heard on 10/11/22 to comply by 11/15/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$57,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$57,600 fine, which would continue to accrue until the property was in compliance.

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Case: CE22080193

846 NW 4 AVE
VALCOURT, HUGUETTE EST

This case was first heard on 10/27/22 to comply by 12/1/22. 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: CE22010458

441 NE 3 AVE
URBN FLAGLER LLC

This case was first heard on 4/12/22 to comply by 12/1/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,150 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE22060091

513 NE 4 ST
515 INC

This case was first heard on 11/9/22 to comply by 11/23/22 and 12/14/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,350 fine, which would continue to accrue until the property was in compliance.

Case: CE22070058

1416 NW 9 AVE
MCKOY, SHANICE

This case was first heard on 10/27/22 to comply by 12/1/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,800 fine, which would continue to accrue until the property was in compliance.

Case: CE22070406

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

This case was first heard on 10/27/22 to comply by 12/1/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,800 fine, which would continue to accrue until the property was in compliance.

Case: CE22110655

925 NW 2 AVE
COOPER, CORBEL

CITATION

This case was cited on 12/7/22 to comply by 12/23/22. 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

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would continue to accrue until the property was in compliance. No appeal was received.

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

Case: CE22070195

1610 NW 9 AVE

RODRIGUEZ, HAYDEE

This case was first heard on 10/27/22 to comply by 12/1/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$650 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE22040230

1626 NW 11 PL

BARNETT, MERVYN O

This case was first heard on 10/27/22 to comply by 12/15/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,050 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, reported the property was now in compliance and recommended reducing fines to administrative costs of \$210.

Ms. Flynn imposed administrative costs of \$210.

Case: CE22050135

1613 NW 11 ST

FYR SFR BORROWER LLC;

%HAVENBROOK HOMES

This case was first heard on 10/27/22 to comply by 12/1/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$77,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$77,000 fine, which would continue to accrue until the property was in compliance.

Case: CE22060450

400 NW 15 AVE

FEDD, MELINDA ANN &; FEDD, ELLIOTT NAT

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 not in compliance, fines had accrued to \$1,575 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,575 fine, which would continue to accrue until the property was in compliance.

Case: CE22040261

1853 LAUDERDALE MANOR DR

KNIGHT, KENNETH M EST

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, fines had accrued to \$36,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$36,400 fine, which would continue to accrue until the property was in compliance.

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Case: CE22070381

748 NW 22 RD

XPRESS MEDIA PRINTING LLC

This case was first heard on 10/27/22 to comply by 11/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$17,500 fine, which would continue to accrue until the property was in compliance.

Case: CE22080089

2209 NW 6 PL

ASTROS LOPEZ, LUIS HECTOR

This case was first heard on 11/9/22 to comply by 12/14/22. 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.

Ms. Flynn imposed the \$2,150 fine, which would continue to accrue until the property was in compliance.

Case: CE22040587

VACATE & REHEAR

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 in compliance, fines had accrued to \$8,750 and the City was requesting the prior order be vacated and no fine be imposed.

Ms. Flynn vacated the prior order and imposed no fine.

Case: CE22030212

1441 SW 32 ST

FRANJAQ PROPERTIES LLC

This case was first heard on 6/14/22 to comply by 8/16/22. 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.

Ms. Flynn imposed the \$400 fine.

Case: CE22030996

1057 SW 30 ST 1-2

AIELLO, PETER JOHN

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 not in compliance, fines had accrued to \$3,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE22070004

2001 SW 23 TER
SHELTON, CARL EST

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 not in compliance, fines had accrued to \$3,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE21090094

REQUEST FOR EXTENSION

417 NW 15 TER
DAVIS, MAXINE

This case was first heard on 3/24/22 to comply by 7/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$4,300. The owner was receiving assistance from the City for the work and could not be present due to health conditions. The City recommended a 119-day extension.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue.

Case: CE22080909

REQUEST FOR EXTENSION

1429 MIAMI RD
MCCURRY, MARY

This case was first heard on 12/13/22 to comply by 1/24/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$100. The City recommended a 35-day extension.

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

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 73 and 74 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:

CE22080328

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:

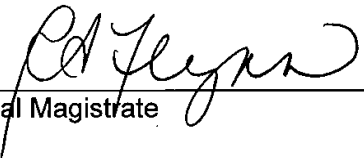
None

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