



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
THOMAS ANSBRO PRESIDING  
APRIL 11, 2023  
9:00 A.M.**

**Staff Present:**

Nadine Blue, Code Compliance Supervisor  
Christine Chaney, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Katrina Jordan, Code Manager  
Joy Nichols, Administrative Assistant  
Antonio Wood, Administrative Assistant  
Patricia Saint Vil Joseph, Assistant City Attorney  
Julio Davila, Code Compliance Supervisor  
Robert Kisarewich, Fire Safety Captain  
Dorian Koloian, Senior Code Compliance Officer  
Amy Kwiatkowski, Code Compliance Supervisor  
Malaika Murray, Code Compliance Officer  
Karen Proto, Code Compliance Officer  
Wilson Quintero Jr., Code Compliance Officer  
Diego Santos, Code Compliance Officer  
Rafael Santos, Code Compliance Officer  
Gail Williams, Code Compliance Officer

**Respondents and witnesses**

CE23010288: Tena Marie LeBoeuf	CE23010776: Dottie Parker; Dwight Ledbetter
CE22110306: Mary Lowe; Earleen Rucker; Johnnie Rucker	CE22120506: Raphael Brummer
CE22030714: Marvin Hughes Esq.	CE22080173: Jeffrey Green Esq.
CE22060098: Joseph Chance; Milton Linton	CE22080008; CE22080005: Anthony Louis Thomas
CE23020098: Bernard Firth	CE22100890: Daniel Boyle; Eliyahu Bohadanah
CE22110298: Shika Johnson; Tori Scott	CE22070344: Andrew Schein Esq.
CE22120227: Clytimus Austin; Shawn Austin	CE22030185: Vito Labalestra

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

The meeting was called to order at 9:00 A.M.

**Case: CE22100890**

2341 NW 14 ST  
BOHADANAH, ELI

Personal service was accepted on 3/28/23. Service was also via posting at City Hall on 3/28/23.

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

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

47-34.1.A.1. **COMPLIED**  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 RESIDENTIAL PROPERTY.

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THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY INCLUDING WOOD, RUGS, FURNITURE, BUCKETS AND OTHER MISCELLANEOUS ITEMS.

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

Eliyahu Bohadanah, owner, said he was trying to evict the tenants. He said his attorney had advised him not to visit the property until the tenant was evicted. He requested more than 28 days and Officer Proto recommended 63 days.

Daniel Boyle, tenant, said he was responsible per the lease to maintain the property but Mr. Bohadanah did not provide the equipment.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

**Case: CE22110306**

844 NW 13 TER

MT ZION GOD CHURCH; THE HOUSE OF UNITY

Service was via posting at the property on 3/23/23 and at City Hall on 3/28/23.

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

VIOLATIONS: 47-20.20.(H) **COMPLIED**

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.

9-306 **COMPLIED**

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

Earleen Rucker, church treasurer, discussed the damage done to the ground cover. She said they were currently replacing the roof and had done significant other work. She stated they would need a fence to keep trespassers off the property. She requested up to one year.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

**Case: CE22030185**

**ORDERED TO REAPPEAR**

4205 NE 22 AVE

VITO LABALESTRA

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 \$4,200 and administrative costs totaled \$847.

Malaika Murray, Code Compliance Officer, recommended reducing fines to administrative costs of \$847.

Vito Labalestra waived his right to notice of a Massey hearing and agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$847.

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**Case: CE22120506**

2160 NW 24 ST  
FL33311 LLC

Service was via posting at the property on 3/27/23 and at City Hall on 3/28/23.

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

VIOLATIONS: BCZ 39-296.

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THE VACANT LOT IS BEING USED TO STORE VEHICLES, BUSES, TRAILERS AND COMMERCIAL TRUCKS. THIS IS PROHIBITED USE FOR B-3 COUNTY ZONED PROPERTY PER SECTION 39-295.

18-12.(a)

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

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

Raphael Brummer said the previous owner had promised to remove the vehicles. He requested 60 days. Officer Proto said Mr. Brummer had worked diligently to remove the vehicles, which belonged to the previous owner.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$200 per day, per violation.

**Case: CE23010288**

108 SW 24 AVE  
TML ENTERPRISES LLC

Service was via posting at the property on 3/27/23 and at City Hall on 3/28/23.

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

VIOLATIONS: 18-12.(a)

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

9-305(b)

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

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

Tena Marie LeBoeuf said her contractor had taken her money and not done the work. She said she needed a permit to add gravel to the property and requested more than 28 days. Officer Santos did not object to the extension but wanted the grass cut and trash removed within 10 days.

Mr. Ansbro found in favor of the City and ordered compliance by cutting the lawn within 10 days and complying the rest of the violations within 63 days or a fine of \$25 per day, per violation.

**Case: CE22030714**

904 PONCE DE LEON DR  
HURT, COLLEEN

**ORDERED TO REAPPEAR**

This case was first heard on 8/9/22 to comply by 11/8/22. Violations and extensions were as noted in the agenda. The

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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.

Gail Williams, Code Compliance Officer, recommended imposition of the fine.

Marvin Hughes Esq., the owner's attorney, said they had been seeking a revocable license and the City wanted the driveway issue resolved first. He said work had begun and they anticipated it would be finished by the end of the week. Then he could return to the City with the license request. Officer Williams reiterated her request for imposition of the fine until all permits were finalized.

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

**Case: CE22070344** REQUEST FOR EXTENSION

2512 LAGUNA DR  
PATTEN, FOREST; FOREST E PATTEN REV TR

This case was first heard on 2/14/23 to comply by 3/21/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,575

Rafael Santos, Code Compliance Officer, recommended a 154-day extension with an order for the respondent to attend the 9/12/23 hearing.

Andrew Schein Esq., the owner's attorney, said the City was working on an ordinance to allow artificial turf in some areas, including where this property was located. They were requesting the extension to allow the City time to pass the ordinance.

Mr. Ansbro granted a 154-day extension, during which time no fines would accrue.

**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.

Dorian Koloian, Senior Code Compliance Officer, reported some permits had been opened, but not for this condominium.

Jeffrey Green Esq., the association's attorney, said they had a contract for this building and there was confusion regarding which buildings were covered by the permits. The contractor had indicated that this building was included in the issued permits and would begin work on May 1. Mr. Green requested an extension to June 1. Officer Koloian did not know if the permit covered this building. She opposed any extension. She stated the original complainant had informed her that his unit was leaking. Mr. Green said while waiting for the entire project to be done, they were repairing leaks as they arose.

Mr. Ansbro denied the extension request.

**Case: CE22080005** REQUEST FOR EXTENSION

2308 NW 6 PL  
THOMAS, ANTHONY LOUIS

This case was first heard on 12/13/22 to comply by 2/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,500.

Wilson Quintero Jr., Code Compliance Officer, said only one of the original five violations remained: the derelict vehicle. He did not recommend an extension.

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Anthony Louis Thomas agreed to a 3-day extension.

Mr. Ansbro granted a 3-day extension, during which time no fines would accrue.

**Case: CE22080008**

**REQUEST FOR EXTENSION**

2312 NW 6 PL

THOMAS, ANTHONY LOUIS & THOMAS, SERINA ET AL

This case was first heard on 12/13/22 to comply by 2/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,400.

Wilson Quintero Jr., Code Compliance Officer, said the landscaping violation remained.

Anthony Louis Thomas said he was working to comply.

Mr. Ansbro denied the request for an extension.

**Case: CE22110298**

**REQUEST FOR EXTENSION**

1741 NW 25 TER

ROBINSON, KATIE B EST; % SHIKA M SCOTT

This case was first heard on 3/14/23 to comply by 4/11/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Karen Proto, Code Compliance Officer, said the owner had already complied several of the original violations and recommended a 63-day extension and ordering the respondent to attend the 6/13/23 hearing.

Shika Johnson and Tori Scott agreed to the extension.

Mr. Ansbro granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/13/23 hearing.

**Case: CE23010776**

2112 SE 4 AVE

PARKER, DOTTIE J

Service was via posting at the property on 3/27/23 and at City Hall on 3/28/23.

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

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

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS GRASS AND WEEDS GROWING THROUGH THE GRAVEL DRIVEWAY.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 ZONED PROPERTY.  
THERE IS OUTDOOR STORAGE CONSISTING OF SHOPPING CARTS, TIRES, SUITCASE AND OTHER MISCELLANEOUS ITEMS.

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

Dottie Parker requested time to work with the tenant, who was a disabled veteran.

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

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**Case: CE22060098**

1081 NW 25 WAY  
CHANCE, WILLIE M EST

Service was via posting at the property on 3/27/23 and at City Hall on 3/28/23.

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

VIOLATIONS: 9-305(a)

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

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 RIGHT-OF-WAY.

9-280(h)(1)

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

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTSIDE STORAGE CONSISTING OF PROPANE TANKS, SHUTTERS, BUCKETS AND OTHER MISCELLANEOUS ITEMS.

18-1.

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

9-308(a)

THERE IS A LARGE YELLOW AND WHITE TARP COVERING THE ENTIRE ROOF. THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

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

Joseph Chance agreed to comply.

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

**Case: CE22120227**

2015 NW 3 CT  
MARIE H LITTLE LIV TR; AUSTIN, CLYTIMUS W TRUSTEE

Service was via posting at the property on 3/23/23 and at City Hall on 3/28/23.

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

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

9-306 **COMPLIED**

9-304(b)

THE PARKING LOT IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE DRIVEWAY THAT IS NOT COMPLETELY BLACKTOPPED.

18-7.(b) **COMPLIED**

9-305(b)

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

47-21.16.A **COMPLIED**

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

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

Clytimus Austin agreed to comply. Shawn Austin said they were working to comply.

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

**Case: CE23020098**

1324 CITRUS ISLE

FIRTH, BERNARD E IV; FIRTH, TRISHIA G

Personal service was accepted on 3/15/23. Service was also via posting at City Hall on 3/30/23.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF, BUT NOT LIMITED TO; BOAT PARTS, BUCKETS AND TOOLS. THERE IS A BOAT ON A TRAILER BEING STORED OVER THE SIDEWALK, CREATING AN OBSTRUCTION TO THE PATH OF PEDESTRIANS. THIS IS NOT A PERMITTED LAND USAGE AS PER ULDR REGULATIONS FOR A RS-8 – Residential Single Family/Low Medium Density ZONED LOCATION. THIS IS A RECURRING VIOLATION. PLEASE SEE CASE CE21090476. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FASCIA IS STAINED WITH WHAT APPEARS TO BE MOLD OR MILDEW. THIS IS A RECURRING VIOLATION, SEE CASE CE21090476. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

47-34.1.A.1. **WITHDRAWN**

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

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Bernard Firth was present.

Mr. Ansbro found in favor of the City that the violations had existed as cited.

**Case: CE23010757**

993 W STATE ROAD 84

WILLIAM WYLE SACKS TR;

%DTS PROPERTIES II LLC

Service was via posting at the property on 3/15/23 and at City Hall on 3/28/23.

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

VIOLATIONS: 18-1. **COMPLIED**

THERE IS TRASH ACCUMULATED OUTSIDE AND INSIDE THE DUMPSTER ENCLOSURE 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 THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND THE SURROUNDING SWALE. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE22020958 AND WILL BE PRESENTED AT THE HEARING FOR FINDING OF FACT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS AT THE REAR ALONG SW 12 AVE OF DEAD AND MISSING GROUND COVER.

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

THERE IS A TRASH CONTAINER ON THE PROPERTY THAT IS NOT BEING PLACED BACK IN THE APPROVED ENCLOSURE.

47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THERE IS A LARGE ACCUMULATION OF TRASH INSIDE THE DUMPSTER ENCLOSURE AND THE DOORS ARE BEING KEPT OPEN THUS NOT PROPERLY SCREENING THE DUMPSTER.

Officer Murray presented the case file into evidence and recommended ordering compliance with 47-19.4.D.8. within 10 days and with 9-305(b) within 28 days or a fine of \$50 per day, per violation.

Mr. Ansbro found in favor of the City and ordered compliance with 47-19.4.D.8. within 10 days and with 9-305(b) within 28 days or a fine of \$50 per day, per violation.

Mr. Ansbro took brief recess.

**Case: CE23020539**

1725 NW 6 PL

BRYANT, ANDREW

Service was via posting at the property on 3/23/23 and at City Hall on 3/28/23.

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

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VIOLATIONS: 47-21.11.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE. THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER. THERE ARE MISSING AND/OR DEAD TREES, HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN MAINTAINED, REPLACED OR REMOVED.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE NUMBERS: CE18100590, CE19041271, CE19051363, CE20070189 AND CE22040496. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MADE PRIOR TO THE HEARING DUE TO THE REPEAT NATURE OF THE VIOLATION.

Officer Quintero presented the case file into evidence and recommended ordering compliance with 47-21.11.A. within 28 days or a fine of \$50 per day, and a fine of \$250 per day for 18-12.(a), from 2/17/23, when the violation was found, to 2/28/23, when it was complied.

Mr. Ansbro found in favor of the City and ordered compliance with 47-21.11.A. within 28 days or a fine of \$50 per day, and a fine of \$500 per day for 18-12.(a), from 2/17/23, when the violation was found, to 2/28/23, when it was complied.

**Case: CE23010563**

528 NW 18 AVE

BALFE, JEFFREY R; NIERENBERG, ASHLEY N

Service was via posting at the property on 3/23/23 and at City Hall on 3/28/23.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE-19120649. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

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.

9-278(e)

THERE ARE HURRICANE SHUTTERS COVERING AND/OR DOWN ON SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY. THIS IS NOT PROVIDING THE REQUIRED VENTILATION PER CODE.

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

Sec. 24-27(f)

THE GREEN TRASH CART LID IS OPEN AT THIS LOCATION.

Officer Saimbert 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 \$100 per day for 18-12.(a) and \$50 per day for the remaining violations.

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**Case: CE23010284**

82 SW 24 AVE

LOUIS CHARLES, JOHN STEVE; JOB, KETIA E

Service was via posting at the property on 3/27/23 and at City Hall on 3/28/23.

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

VIOLATIONS: 9-305(b)

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

9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED AT THIS PROPERTY. THERE ARE WEEDS GROWING THROUGH THE DRIVEWAY.

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

18-12(A) **COMPLIED**

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

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

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

**Case: CE23010893**

2601 NW 16 CT

PARKER, ELLIS J SR

Service was via posting at the property on 3/27/23 and at City Hall on 3/28/23.

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

VIOLATION: 18-4.(c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A GOLD LINCOLN WITH EXPIRED TAG 9/22, PLATE NUMBER EZXR79. THE VEHICLE HAS BEEN IN A CRASH AND APPEARS INOPERABLE.

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

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

**Case: CE23010011**

1771 NW 27 AVE

THOMAS, CARRIE BELL EST

Service was via posting at the property on 3/27/23 and at City Hall on 3/28/23.

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

VIOLATIONS: 9-305(a) **COMPLIED**

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

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

THE CHAIN LINK FENCE ON THE PROPERTY IS IN DISREPAIR. IT IS LEANING OVER AND HAS DETACHED FROM THE FENCE POST.

9-304(b)

THE PAVED DRIVEWAY IS IN DISREPAIR, IT HAS CRACKS AND POTHOLES AND NEEDS TO RESURFACED.

9-306

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE AWNINGS ARE BENT AND NEED TO BE CLEANED AND PAINTED.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBERS CE21120273 AND CE22060465.

Officer Proto presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation and a finding of fact that violation 18-12.(a) had existed as cited.

Mr. Ansbro found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation and found that violation 18-12.(a) had existed as cited.

**Case: CE23010274**

2025 NW 21 AVE

JUSTICE, CHANTELL

Service was via posting at the property on 3/27/23 and at City Hall on 3/28/23.

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

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

9-305(b)

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

9-304(b)

THE PAVED DRIVEWAY IS NOT MAINTAINED AT THIS PROPERTY. THE DRIVEWAY HAS LARGE CRACKS AND NEEDS TO BE RESURFACED.

9-306

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

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

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

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**Case: CE22100781**

401 SE 20 ST 1-4  
401 SE 20 STREET LLC

This case was first heard on 2/14/23 to comply by 3/14/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$650 and the City was requesting the full fine be imposed.

Mr. Ansbro imposed the \$650 fine.

**Case: CE22040348**

1356 SW 23 AVE  
WHITE, ROBERT E JR

This case was first heard on 7/12/22 to comply by 8/16/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,375 and the City was requesting the full fine be imposed.

Diego Santos, Code Compliance Officer, recommended reducing fines to administrative costs of \$ 985.

Mr. Ansbro imposed administrative costs of \$985.

**Case: CE22090115**

802 NW 10 TER 2  
PERSAUD USA PROPERTY HOLDINGS LLC

This case was first heard on 1/26/23 to comply by 2/23/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,400 and the City was requesting the full fine be imposed.

Mr. Ansbro imposed the \$4,400 fine.

**Case: CE22100021**

630 NW 22 RD  
VILLARD, EDMOND

This case was first heard on 1/26/23 to comply by 2/23/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$3,700 fine, which would continue to accrue until the property was in compliance.

**Case: CE22100627**

1770 NW 25 AVE  
MCGOWAN, ANNIE B EST

This case was first heard on 2/14/23 to comply by 3/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$4,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE22101053**

**REQUEST FOR EXTENSION**

2248 SW 14 CT  
HPA BORROWER 2016-1 LLC

This case was first heard on 2/14/23 to comply by 3/21/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,700.

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Diego Santos, Code Compliance Officer, said one of the original five violations remained and recommended a 10-day extension.

Mr. Ansbro granted a 10-day extension, during which time no fines would accrue.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 27 and 28 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:

None

**Cases Closed**

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

None

**Cases Withdrawn**

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

None

**Cases with No Service**

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


None

**Respondent Non-Appearance**

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

CE22110387

There being no further business, the hearing was adjourned at 10:50 A.M.

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

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