



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
MARCH 30, 2023
9:00 A.M.**

Staff Present:

Mary Allman, Administrative Assistant
Christine Chaney, Administrative Assistant
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Antonio Wood, Administrative Assistant
Paul Bangel, Sr. 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
Packet Casey, Fire Safety Officer
Leonard Champagne, Sr. Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Bovary Exantus, Code Compliance Officer
Manuel Garcia, Sr. Code Compliance Officer
Patt Gavin, Code Compliance Officer
Bobby Jaiprashad, Code Compliance Officer
Patrice Jolly, Sr. Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Amy Kwiatkowski, Code Compliance Officer
Rachel Moore, Code Compliance Officer
Evan Oaks, Code Compliance Officer
Wilson Quintero Jr., Code Compliance Officer
Bernstein Saimbert, Code Compliance Officer

Respondents and witnesses

CE22100241: Michel Martinez-Manso	CE21060120: Vonciel Jackson; Vernerva Parks
CE22050274: Leonard Leveille	CE22070565: Joseph Parkman
CE22120477: Enrique Bargioni; Courtney Crush Esq.	CE22070116: Alyse Lemstrom
CE22020816; CE22020894: Kristy Armada Esq.	CE22040523: Dale Calppison
CE23010145: Mac Dery	CE22070482: Royston Tracey; Elsie White
CE23020788; CE22070533; CE23020367: William Bravos	CE22050148: Franklin Byrom
CE22100239: Lisa Zlotziver	CE22080390: Danna Andrea Ore Torres
CE22060330: Sebastian Vernik	CE22100400: Jamal Hunt
CE22050234: Essie Mae Osborne; Robert Osborne	CE21120440: Dan Buonocore
CE22120650; 22120683: Bradford Cohen; Michael McMullen	CE22120420: Nikyra Pierre
FC21110017: Ricardo Mejia	CE21100181: Willie Hallman; Anthony McGee
CE22080906: Gladys LaRoche	CE23020588: Arlene Avellanet; Fransisco Avellanet
CE21090704: Steven Sarajian	CE22080066: Kenneth James Washington
CE22090123: Carlie Dunbar	CE22120044: Lourdes Godomar
CE23020110; CE23020112: Alfred Vargas; Oscar Vargas;	CE22080010: Emma Alston
Kristy Armada Esq.	CE22080562: Lewis Pierce
CE22120705: Earl Lawrence; Ashley Lawrence	CE23020178: Hassan Chowdhury; Pratik Thakar;
CE22080280; CE22110379: Andrew Schein	Geoffrey Rames
	CE23020115; 22080442; CE23020011: Sam Spalding;
	Pamela Hilton

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CE22100967; CE22100809; CE22100808: Goran Dragoslavic
CE21110148: Causley Coutain
CE21050457: Sandra Strong
CE22100478: Marjorie and Benjamin Coulter
CE22080655: Conrad Deslandes
CE23010280: Ayisha Tavaréz
CE23010346: Juan Medina
CE22030756: Nissim and Yaffa Amir

CE23030056: Machael Garcia; Geoffrey Rames; Clara Andrade
CE23010296: Alef Almeida
CE22110339: Nicole Delgado
CE23020020: Margaret Ilas
CE22020368: Skot Hamilton
CE22031138: Agueybana Gonzalez; Betty Luciano
CE22120015: Michael Laurent
CE22010639: Regina Hackworth

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

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

Case: CE22080906

REQUEST FOR EXTENSION

716 SE 16 ST 1-4

LAROCHE, RAYNALD & GLADYS

This case was first heard on 1/11/23 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 \$800.

Bernstein Saimbert, Code Compliance Officer, said the owner had applied for the sidewalk and paving permits.

Gladys LaRoche requested 66 days and Officer Saimbert recommended 56 days, with an order to attend the 5/25/23 hearing.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/25/23 hearing.

Case: CE22120015

3491 SW 20 ST

LAURENT, MICHAEL J

Service was via posting at the property on 3/15/23 and at City Hall on 3/16/23.

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

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS MISSING MULTIPLE PANELS.

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

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$25 per day.

Michael Laurent said the fence had been in compliance since January. Ms. Flynn said the property must be reinspected. Officer Aguilera said the fence on the south side was still in disrepair.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$25 per day.

Case: CE22100241

30 COMPASS PT

MARTINEZ-MANSO, MICHEL

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 \$1,750 and the City was requesting imposition of the fines, which

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would continue to accrue until the property was in compliance.

Bobby Jaiprashad, Code Compliance Officer, said the demolition had begun and recommended imposition of the fine.

Michel Martinez-Manso said the demolition permit had been approved and he was demolishing the entire house. He requested 60 days.

Stephanie Bass, Code Compliance Supervisor, said the permit history only showed a permit for interior demolition. The permit card needed to be updated. She did not object to a 56-day extension.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/25/23 hearing.

Case: CE22100478

1000 SE 8 ST

COULTER, BENJAMIN P & MARJORIE R

This case was first heard on 1/26/23 to comply by 2/5/23, 2/9/23 and 3/2/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,600 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 he had inspected the property 10 times and spoken with the owners several times. He stated only the missing ground cover violation remained. He noted that the owner was again parking on the sod.

Benjamin Coulter said he had no choice but to park on the grass one day. He stated he had seeded the area missing ground cover. Officer Caracas did not object to a 7 – 10-day extension.

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

Case: CE22080066

2213 NW 6 PL

WASHINGTON, KENNETH JAMES

This case was first heard on 1/11/23 to comply by 2/14/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$325 and the City was requesting the full fine be imposed.

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

Kenneth James Washington said it had been difficult to purchase sod.

Ms. Flynn imposed no fine.

Case: CE22100967

827 NW 10 TER

SUNMAX PROPERTIES LLC

Service was via posting at the property on 3/18/23 and at City Hall on 3/16/23.

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

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION FOR THIS PROPERTY OWNER (SUNMAX PROPERTIES LLC). PLEASE SEE CASE CE21071119. THIS VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE SHOPPING CARTS, WOOD AND OTHER ITEMS BEING STORED AGAINST THE REAR FENCE ON THE PROPERTY. THIS IS A REPEAT VIOLATION FOR THIS PROPERTY OWNER (SUNMAX PROPERTIES LLC). PLEASE SEE CASES CE19040577 AND CE20040545. THIS VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR INTO THE HEARING.

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING SURFACE HAS POTHoles AND THE STRIPING IS FADED. THIS IS A REPEAT VIOLATION FOR THE PROPERTY OWNER (SUNMAX PROPERTIES LLC). PLEASE SEE CASES CE19040577 AND CE20040545. THIS VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE 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. THIS IS A REPEAT VIOLATION FOR THIS PROPERTY OWNER (SUNMAX PROPERTIES LLC). PLEASE SEE CASES CE20040545 AND CE19040577. THIS VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Officer Jolly presented the case file into evidence and said the property was now in compliance. He requested a fine of \$250 per day, per violation, from the date the violations were discovered until they were complied.

Goran Dragoslavic, owner, said the trash violation was complied as of October 28 and sod had been installed on October 30. Officer Jolly said Mr. Dragoslavic had contacted him on October 30 telling him the violations were complied, but Officer Jolly had not reinspected the property until November 2, his next working day.

Ms. Flynn found in favor of the City and imposed a fine of \$250 per day, per violation, for two days, for a total of \$2,000.

Case: CE22100809

829 NW 10 TER

SUNMAX PROPERTIES LLC

Service was via posting at the property on 3/18/23 and at City Hall on 3/16/23.

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

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION FOR THIS PROPERTY OWNER (SUNMAX PROPERTIES LLC). PLEASE SEE CASE CE21071119. THIS VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE SHOPPING CARTS, WOOD, AND OTHER ITEMS BEING STORED AGAINST THE REAR FENCE ON THE PROPERTY. THIS IS A REPEAT VIOLATION FOR THIS PROPERTY OWNER (SUNMAX PROPERTIES LLC). PLEASE SEE CASES CE19040577 AND CE20040545. THIS VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING SURFACE HAS POTHOLES AND THE STRIPING IS FADED. THIS IS A REPEAT VIOLATION FOR THE PROPERTY OWNER (SUNMAX PROPERTIES LLC). PLEASE SEE CASES CE19040577 AND CE19040577. THIS VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE 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. THIS IS A REPEAT VIOLATION FOR THIS PROPERTY OWNER (SUNMAX PROPERTIES LLC). PLEASE SEE CASES CE20040545 AND CE19040577. THIS VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Officer Jolly presented the case file into evidence and said the violations were all complied as of November 2, 2022. He requested a fine of \$250 per day, per violation, from the date the violations were discovered until they were complied.

Goran Dragoslavic, owner, appreciated that Officer Jolly returned phone calls.

Ms. Flynn found in favor of the City and imposed a fine of \$250 per day, per violation, for two days, for a total of \$2,000.

Case: CE22100808

833 NW 10 TER

SUNMAX PROPERTIES LLC

Service was via posting at the property on 3/18/23 and at City Hall on 3/16/23.

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

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION FOR THIS PROPERTY OWNER (SUNMAX PROPERTIES LLC). PLEASE SEE CASE CE21071119. THIS VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING SURFACE HAS POTHOLES AND THE STRIPING IS FADED. THIS IS A REPEAT VIOLATION FOR THE PROPERTY OWNER (SUNMAX PROPERTIES LLC). PLEASE SEE CASES CE19040577 AND CE19040577. THIS VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE SHOPPING CARTS, WOOD AND OTHER ITEMS BEING STORED AGAINST THE REAR FENCE ON THE PROPERTY. THIS IS A REPEAT VIOLATION FOR THIS PROPERTY OWNER (SUNMAX PROPERTIES LLC). PLEASE SEE CASES CE19040577 AND CE20040545. THIS IS A NON-PERMITTED USE PER ULDR REGULATIONS. THIS VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND

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WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION FOR THIS PROPERTY OWNER (SUNMAX PROPERTIES LLC). PLEASE SEE CASES CE20040545 AND CE19040577. THIS VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

9-280(B)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE PARTS OF THE FASCIA BOARDS THAT ARE ROTTEN ON THE FRONT OF THE BUILDING. THIS IS A REPEAT VIOLATION FOR THIS PROPERTY OWNER (SUNMAX PROPERTIES LLC). PLEASE SEE CASE CE20040545. THIS VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Officer Jolly presented the case file into evidence and said the violations were all complied as of November 2, 2022. He requested a fine of \$250 per day, per violation, from the date the violations were discovered until they were complied.

Goran Dragoslavic, owner, agreed to the fines.

Ms. Flynn found in favor of the City and imposed a fine of \$250 per day, per violation, for two days, for a total of \$2,500.

Case: CE22031138

3420 JACKSON BLVD

GONZALEZ, AGUEYBANA C H/E; TEJADA-OLIVO, JULISSA E

Service was via posting at the property on 3/3/23 and at City Hall on 3/16/23.

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

VIOLATIONS: 47-39.A.1.b.(7)(a)1. **COMPLIED**

9-304(b) **COMPLIED**

9-304(b)

THE DRIVEWAY IS IN DISREPAIR. THERE ARE LARGE POTHOLES AND THE SURFACE IS NOT WELL-GRADED OR DUST FREE.

Officer Jolly presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$25 per day.

Agueybana Gonzalez requested more than 56 days due to financial hardship.

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

Case: CE21120440

1613 NW 15 PL

STAR 2021-SFR1 BORROWER LP;

%STARWOOD CAPITAL GROUP

This case was first heard on 10/27/22 to comply by 1/27/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,200 and the City was requesting the full fine be imposed.

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

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Dan Buonocore said his company had been restructuring and undergone "massive layoffs" and he admitted this may have fallen through the cracks. They now had a permitting and violations team to deal with violations.

Ms. Flynn imposed a fine of \$1,200 for the time the property was out of compliance.

Case: CE22120420

1701 NW 8 PL

SPIRIT OF JESUS DELIVERANCE CENTER INC

Service was via posting at the property on 3/6/23 and at City Hall on 3/16/23.

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.

47-20.20.(H)

THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE AND STRIPING ARE FADED. THERE ARE CRACKS AND DAMAGED SECTIONS THROUGHOUT.

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.

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

Nikyra Pierre 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: CE21050457

REQUEST FOR EXTENSION

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 \$3,250 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 permit had been issued and recommended an extension.

Sandra Strong requested 90 days and said the contractor had indicated that the materials were not available but he would do the work as soon as he could get them. Officer Quintero recommended a 56-day extension with an order to attend the 5/25/23 hearing.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/25/23 hearing.

Case: CE23020588

CITATION APPEAL

2160 TANBARK LN

BAZZANO, ROBERT; ROBERT BAZZANO LIV TR

The property was cited on 2/17/23 to be complied by 2/20/23. The property was in compliance, fines had accrued to \$900 and the City was requesting the full fine be imposed.

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Manuel Garcia, Senior Code Compliance Officer, said the vessel had been removed, complying the violation. He recommended imposition of the \$900 fine, plus \$75 in costs.

Arlene Avellanet, neighbor, said they had filed the complaint about the vessel. She read a statement regarding the violation.

Ms. Flynn denied the appeal and imposed the \$900 fine.

Case: CE22120477

CITATION APPEAL

401 NE 8 ST

401 NE 8TH STREET LLC

The property was cited on 12/18/22 to be complied by 12/18/22. The property was in compliance, the one-time fine was \$5,000. The case was being continued to April 27 but a neighbor was present to speak.

Courtney Crush Esq., the respondent's attorney, agreed to a continuance.

Enrique Bargioni said he represented 400 senior neighbors living in Village Place. He said the property had a string of violations and Code Enforcement had been very responsive.

Ms. Flynn granted the continuance to April 27, 2023.

Case: CE23020020

3030 SW 7 ST

ILAS, MARGARET A

Service was via posting at the property on 3/17/23 and at City Hall on 3/16/23.

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES, A WHITE MAZDA AND A CHEVY PICKUP TRUCK PARKED ON THE GRASS/LAWN AREA. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE19010339. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING, WHETHER THE PROPERTY COMES INTO COMPLIANCE OR NOT.

18.1

THERE IS OUTDOOR STORAGE IN THE CARPORT OF ITEMS INCLUDING, BUT NOT LIMITED TO FURNITURE 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. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE19010339. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING, WHETHER THE PROPERTY COMES INTO COMPLIANCE OR NOT.

47-34.1.A.1

THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO WATER BOTTLES AND A SHOVEL, BOARDS OF PLYWOOD, WHICH IS A NON-PERMITTED LAND USE IN THIS RS-8 ZONING PER ULDR TABLE 47-5.11. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE19010339. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING, WHETHER THE PROPERTY COMES INTO COMPLIANCE OR NOT.

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Officer Moore presented the case file into evidence and said the violations were in compliance as of March 25, 23. She requested imposition of fines from 2/1/23 to 3/25/23, a total of \$750.

Margaret Ilas said they had gotten rid of one car, so parking should not be an issue anymore. She said items were stored outside when they were redoing the home's interior.

Ms. Flynn found in favor of the City and imposed a fine of \$500.

Case: FC21110017

712 NW 57 ST

JJ AUTO LLC

This case was first heard on 2/24/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Packet Casey, Fire Safety Officer, recommended a 10-day extension.

Ricardo Mejia agreed to the extension.

Robert Kisarewich, Fire Safety Captain, recommended a 12-day extension and an order to attend the 4/27/23 hearing.

Ms. Flynn granted a 12-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/27/23 hearing.

Case: CE22020894

ORDERED TO REAPPEAR

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, recommended an extension.

Kristy Armada Esq., the owner's attorney, requested 90 days and Officer Caracas recommended 91 days, and an order to attend the 6/29/23 hearing.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/29/23 hearing.

Case: CE22020816

ORDERED TO REAPPEAR

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, recommended 91 days, and an order to attend the 6/29/23 hearing.

Krysty Armada Esq., the owner's attorney, agreed to the extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/29/23 hearing.

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Case: CE22010639

3524 SW 15 CT

HACKWORTH, RANDALL J

This case was first heard on 4/12/22 to comply by 5/3/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$575 and the City was requesting the full fine be imposed.

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

Regina Hackworth, the owner's mother, described their efforts to comply and said she had delayed installing sod because she originally wanted to install gravel.

Ms. Flynn imposed a fine of \$450 for the time the property was out of compliance.

Case: CE22050148

1541 NW 15 TER

BYROM, FRANKLIN

This case was first heard on 10/27/22 to comply by 1/27/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Franklin Byrom said his wife had been terminally ill and died March 3. He said he had not been tending this property for years, but it was properly landscaped. He stated the property was a certified wildlife refuge. He described his efforts to comply and said people drove on the swale and intentionally tore it up. He requested a one-month extension.

Julio Davila, Code Compliance Supervisor, said Mr. Byrom had made some progress. He recommended imposition of the fine.

Ms. Flynn imposed the \$6,300 fine, which would continue to accrue until the property was in compliance.

Case: CE21100181

2016 NW 13 AVE

HALLMAN, JACK E & WILLIE D

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

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

Anthony McGee, the owners' son, said he was obtaining estimates for the roof and requested 60-90 days. Officer Exantus did not object to the extension request.

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

Case: CE22070482

1536 NW 15 TER

PENTECOSTAL ASSEMBLIES INC

This case was first heard on 11/9/22 to comply by 1/11/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,150 and the City was requesting the full fine be imposed.

Bovary Exantus, Code Compliance Officer, recommended reducing fines to administrative costs of \$639.

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Royston Tracey said the property was complied before Inspector Exantus came to reinspect.

Elsie White said the grass was installed on January 27, 2023 and she had called Inspector Exantus to reinspect, but he had not visited the property until February 3, 2023. She said they had needed to order the grass.

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

Case: CE23030056

2612 KEY LARGO LN

ITSHAR LLC

Service was via posting at the property on 3/3/23 and at City Hall on 3/16/23.

Evan Oakes, Code Compliance Officer, testified that there were a qualifying number of violations at this vacation rental and requested a suspension of the vacation rental certificate for 180 days.

Michael Garcia indicated the citation was issued to a previous, expired rental certificate number. He said the ordinance indicated the City could suspend the license for three violations per certificate.

Stephanie Bass, Code Compliance Supervisor, said the two certificates were for the same owner, just under another LLC. Mr. Garcia said the certificates were not transferrable.

Ms. Flynn heard other cases while Paul Bangel, Sr. Assistant City Attorney, investigated.

Upon returning to the case, Officer Oakes reiterated his request for suspension of the certificate, stating the applicant on both certificates was the same.

Mr. Bangel explained that ITSHAR LLC's principals were the same people who had transferred the property via a quit claim deed to the LLC in April 2022. The two certificate applications also listed the same responsible party. This supported the City's position that the violations were cumulative.

Mr. Garcia objected to Mr. Bangel's remarks. He said he had been hired a few days ago and the City had denied his request for additional time. He requested a continuance. Ms. Flynn said the Assistant City Attorney was entitled to put forth the City's legal position. Supervisor Bass said based on Mr. Bangel's legal opinion, she objected to the continuance request.

Mr. Garcia cross examined Officer Oakes regarding the violations and property ownership. Leonard Champagne, Sr. Code Compliance Officer, noted that the cases had already been heard and decided in the City's favor. Ms. Flynn pointed out the responsible party was the same person and Mr. Garcia said the City had informed the owner that they needed a new certificate when the title was transferred to new ownership.

Ms. Flynn found for the City that three violations existed on the same property and the same responsible party was on both certificates, and suspended the vacation rental certificate for 180 days.

Case: CE22050234

610 SW 31 AVE

OSBORNE, ESSIE MAE

This case was first heard on 1/11/23 to comply by 2/8/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rachel Moore, Code Compliance Officer, recommended a 90-day extension.

Robert Osborne agreed to the extension.

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

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Case: CE21060120

1417 NW 12 ST
JACKSON, VONCEIL

This case was first heard on 2/24/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$24,575 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Vernerva Parks, the owner's daughter, said the property was in compliance. She stated her mother, Vonciel Jackson, was legally blind and Ms. Parks was helping her pay for the work.

Officer Exantus displayed photos and said four of the original nine violations remained. He said he and Julio Davila, Code Compliance Supervisor had visited the property several times and spoken with the owner.

Ms. Flynn imposed the \$24,575 fine, which would continue to accrue until the property was in compliance.

Case: CE22090123

742 NW 10 TER
BELIEVERS TRUST MINISTRIES INC

Service was via posting at the property on 3/3/23 and at City Hall on 3/16/23.

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

VIOLATIONS: 47-20.20.(H)

THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. IT HAS HOLES, CRACKS, DETERIORATED STRIPING AND MISSING DETERIORATED WHEEL STOPS.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT HAS MISSING PARTS. THE POSTS ARE LEANING AND DISCONNECTED FROM THE MESH.

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**

Officer Jolly presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Carlie Dunbar agreed to comply.

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

Case: CE22080010

2316 NW 6 PL
KHIMANI CHRISTIE REALTY LLC

This case was first heard on 1/11/23 to comply by 2/8/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,050 and the City was requesting the full fine be imposed.

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

Emma Alston said she was aware of the violations on February 3 and addressed the violations by February 10. She said there was a miscommunication regarding the fence violation and the neighboring property. She had tried to remove the fence to comply but the neighbor had stopped her and taken responsibility for the fence.

Ms. Flynn imposed a fine of \$600 for the time the property was out of compliance.

Case: CE22070565

ORDERED TO REAPPEAR

1421 NW 1 ST

KP 1461 CITYVIEW LLC CITYVIEW TWIN LLC

This case was first heard on 1/26/23 to comply by 3/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Wilson Quintero Jr., Code Compliance Officer, said they were making progress and recommended an extension.

Joseph Parkman requested more than 28 days because of the amount of work left to do.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/25/23 hearing.

Case: CE22060330

REQUEST FOR EXTENSION

524 NW 21 TER

KODOS INVESTMENTS SA 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, and fines had accrued to \$5,600.

Wilson Quintero Jr., Code Compliance Officer, said the permit applications were awaiting client reply since March 21. He did not recommend an extension.

Sebastian Vernik said the architect was responding to the City's comments on the application.

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

Case: CE22080390

1600 NW 16 CT

ORE TORRES, DANNA ANDREA H/E; ORE TORRES, ANGEL VALERIA

Service was via posting at the property on 3/8/23 and at City Hall on 3/16/23.

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

VIOLATIONS: 9-304(b)

THERE IS A RECREATIONAL VEHICLE UNLAWFULLY PARKED ON THE GRASS/LAWN AREA.

9-305(b)

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

47-34.4.C.1.

THERE IS AN RV/MOBILE HOME PARKED AND/OR BEING STORED AT THIS RS-8 SINGLE FAMILY RESIDENTIALLY ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING, WHICH IS NOT PERMITTED IN THIS RS-8 ZONING DISTRICT.

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Officer Exantus presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$25 per day, per violation.

Danna Andrea Ore Torres agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$25 per day, per violation.

Case: CE23020110

801 NW 1 AVE

A-MAX HOLDING COMPANY; VARGAS, ALFRED BRYAN

Personal service was accepted on 3/9/23. Service was also via posting at City Hall on 3/16/23.

Patt Gavin, Code Compliance Officer, testified that there were a qualifying number of violations at this vacation rental and requested a suspension of the vacation rental certificate for 180 days.

Kristy Armada Esq., the owners' attorney, said the violations were complied on January 5, 2023, when the property was being overseen by a management company. She said since the owner had taken over management of the property, the violations had ceased. Officer Gavin agreed the owner had been responsive but the management company had not been.

Ms. Flynn did not suspend the vacation rental certificate.

Case: CE23020112

803 NW 1 AVE

A-MAX HOLDING COMPANY; VARGAS, ALFRED

Personal service was accepted on 3/9/23. Service was also via posting at City Hall on 3/16/23.

Patt Gavin, Code Compliance Officer, testified that there were a qualifying number of violations at this vacation rental and requested a suspension of the vacation rental certificate for 180 days.

Stephanie Bass, Code Compliance Supervisor, asked Ms. Flynn to consider what the ordinance identified as qualifying offenses to suspend a certificate. She noted the language indicated the certificate "shall" be suspended. She also wished Mr. Fynn to reconsider her ruling for the previous case.

Kristy Armada Esq., the owners' attorney, acknowledged the violations and said most had occurred when the property was overseen by a property manager. She pointed to earlier language in the ordinance that gave the Special Magistrate discretion regarding suspension.

Ms. Flynn found for the City and suspended the rental certificate for 180 days.

Case: CE23020178

2407 NASSAU LN

CHOWDHURY, HASSAN A

Service was via posting at the property on 3/17/23 and at City Hall on 3/16/23.

Evan Oakes, Code Compliance Officer, testified that there were a qualifying number of violations at this vacation rental and requested a suspension of the vacation rental certificate for 180 days.

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Hassan Chowdhury apologized for the violations and blamed the former management company. He added that they had begun a long-term rental of the property in February, so the last violation was not under a vacation rental. Mr. Chowdhury had the lease to enter into evidence. Officer Oakes said the owner had not notified the City regarding the longer-term lease, so this was still under the vacation rental certificate rules.

Ms. Flynn found for the City and suspended the vacation rental certificate for 180 days.

Case: CE23020115

2409 NE 22 TER

SPAULDING, SAM A

Service was via posting at the property on 3/13/23 and at City Hall on 3/16/23.

Leonard Champagne, Senior Code Compliance Officer, testified that there were a qualifying number of violations at this vacation rental and requested a suspension of the vacation rental certificate for 180 days.

Sam Spaulding said sometimes renters put the bins out early but he had installed cameras now so he could remove a bin if it was put out at the wrong time.

Pamela Hilton, neighbor, said others in the neighborhood put their trash cans out early. She thought Mr. Spaulding was "being targeted." Mr. Spaulding noted one incident when there were no tenants but someone put the trash cans out, for which the City had cited him but thrown out the case.

Ms. Flynn did not suspend the vacation rental certificate.

Case: CE23010346

CITATION

1308 SW 21 LN

HOLLAND MOBILE HOME PARK LLC

This case was cited on 1/12/23 to comply by 1/13/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,400 and the City was requesting the full fine be imposed. No appeal was received.

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

Juan Medina said he had not filed an appeal.

Ms. Flynn imposed the \$5,400 fine.

Case: CE22100400

1601 NW 6 ST

WILLIE RAWLS JR LIV TR; RAWLS, WILLIE JR TRUSTEE

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, and fines had accrued to \$2,100.

Wilson Quintero Jr., Code Compliance Officer, confirmed the property was in compliance. He said the owner had stayed in contact and he would not object to a fine reduction. Administrative costs totaled \$626.

Jamal Hunt waived his right to notice of a Massey Hearing. He said it had taken time to pull the permits.

Ms. Flynn imposed administrative costs of \$626.

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Case: CE22040523

1470 N DIXIE HWY

WISTERIA COURT CONDO ASSN INC

Service was via posting at the property on 3/17/23 and at City Hall on 3/16/23.

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

VIOLATIONS: 18-1. **COMPLIED**

9-306

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

9-305(b) **COMPLIED**

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

9-280(h)(1)

THE WOOD FENCE SURROUNDING THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH ARE DAMAGED, MISSING SLATS LEANING AND NOT SECURED.

9-280(g) **COMPLIED**

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

Dale Calppison requested more than 28 days because a permit was needed. Officer Jaiprashad requested an order to attend the 5/25/23 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 5/25/23 hearing.

Case: CE22020368

3250 JACKSON BLVD

MIRIAM V SMITH TR; SMITH, DEREK TRUSTEE

Service was via posting at the property on 3/3/23 and at City Hall on 3/16/23.

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

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

9-306 **COMPLIED**

9-304(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 IN THE FRONT YARD.

47-39.A.13.E(1) **COMPLIED**

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

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Skot Hamilton requested 56 days because it was difficult to find sod.

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

Case: CE22080280

REQUEST FOR EXTENSION

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

This case was first heard on 1/11/23 to comply by 3/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,450.

Bernstein Saimbert, Code Compliance Officer, reported one violation remained.

Andrew Schein Esq., the owner's attorney, said the fence was being replaced and requested 28 days. Officer Saimbert did not object.

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

Case: CE22110379

817 NW 1 ST
817 NW 1ST STREET LLC

Service was via posting at the property on 3/8/23 and at City Hall on 3/16/23.

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

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

47-3.5(C)

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-3 HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS ZONE PROPERTY. SITE PLAN LEVEL I CHANGE OF USE FROM WAREHOUSE TO DOG GROOMING WITH RETAIL AND BAR USE.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He said the property required a variance to continue the process.

Andrew Schein Esq., the owner's attorney, felt 91 days would be sufficient. He requested an order to attend the 6/29/23 hearing for an update.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day and ordered the respondent to attend the 6/29/23 hearing.

Case: CE22070533

CITATION

438 COCONUT ISLE DR
BRAVOS, WILLIAM J; DAVIDSON-BRAVOS, DONNA M

This case was cited on 7/23/22 to comply by 7/23/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$200 and the City was requesting the full fine be imposed. No appeal was received.

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

William Bravos stated he had not filed an appeal.

Ms. Flynn imposed the \$200 fine.

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Case: CE23020367

CITATION

438 COCONUT ISLE DR
BRAVOS, WILLIAM J;
DAVIDSON-BRAVOS, DONNA M

This case was cited on 2/9/23 to comply by 2/9/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,400 and the City was requesting the full fine be imposed. No appeal was received.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of a \$600 fine.

William Bravos said he had not filed an appeal.

Ms. Flynn imposed a fine of \$600 for the time the property was out of compliance.

Case: CE22120683

621 NW 22 RD
COHEN, BRADFORD M

Service was via posting at the property on 2/23/23 and at City Hall on 3/16/23.

Patrice Jolly, Sr. 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 OF CASE CE22110205. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER THE VIOLATION IS COMPLIED OR NOT.

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

Bradford Cohen said trash on the swale was a daily occurrence but he had recently hired someone to visit the property daily. He said that people wanting to purchase property off of Sistrunk Boulevard made complaints about the properties. He objected to this being labeled as a "reoffending property."

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

Case: CE22120650

617 NW 22 RD
COHEN, BRADFORD M

Service was via posting at the property on 2/23/23 and at City Hall on 3/16/23.

Patrice Jolly, Sr. 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. ALSO, THE TREE ON THE PROPERTY NEEDS TO BE TRIMMED OVER THE SIDEWALK. THIS IS A RECURRING VIOLATION OF CASE CE22120633. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

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

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Bradford Cohen said the situation at this property was the same as the previous one.

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

Ms. Flynn took a brief recess.

Case: CE23020788

438 COCONUT ISLE DR

BRAVOS, WILLIAM J; DAVIDSON-BRAVOS, DONNA M

Service was via posting at the property on 3/6/23 and at City Hall on 3/16/23.

William Bravos requested a continuance to obtain legal representation. Stephanie Bass, Code Compliance Supervisor, objected, stating the owner had been given due process and sufficient notice of the hearing to obtain legal counsel. Ms. Flynn denied the request for a continuance.

Patt Gavin, Code Compliance Officer, testified that there were a qualifying number of violations at this vacation rental and requested a suspension of the vacation rental certificate for 180 days.

Willaim Bravos referred to the case from 7/23/22 for a vehicle and asked if the vehicle was associated with his property. Manuel Garcia, Sr. Code Compliance Officer, who had cited the property, said he had spoken with the vehicle's owner and confirmed they were in the vacation rental property. He had given the vehicle owner a warning and allowed one hour to remove it, but it had not been moved. Officer Garcia said Mr. Bravos had signed the citation and Officer Garcia had explained the appeal process.

Ms. Flynn noted the violations in the three cases had already been determined to exist.

Ms. Flynn found for the City and suspended the vacation rental certificate for 180 days.

Case: CE21110148

943 NW 14 ST

COUTAIN, CAUSLEY M

This case was first heard on 7/28/22 to comply by 9/29/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Causley Coutain said he needed to repair the brakes before moving the food truck. Officer Exantus recommended a 10-day extension.

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

Case: CE21090704

716 SOLAR ISLE DR

HEDMAN, HENRIK

Service was via posting at the property on 3/20/23 and at City Hall on 3/16/23.

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

VIOLATION: Sec. 47-19.3.(f)(4)

THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. - ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH

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THE SEAWALL TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.

Officer Koloian presented the case file into evidence and recommended ordering compliance by obtaining a permit within 56 days or a fine of \$100 per day. She said the owner had already hired a contractor.

Steven Sarajian, neighbor, said the owner had put a cap on the damaged seawall, so the problem still existed.

Stephanie Bass, Code Compliance Supervisor, explained to Mr. Sarajian that after the permit was pulled, the owner would have 365 days to complete repairs.

Ms. Flynn found in favor of the City and ordered compliance by obtaining a permit within 56 days or a fine of \$100 per day.

Case: CE22080655

1060 NW 54 ST
EMILY RAY LLC

Service was via posting at the property on 3/17/23 and at City Hall on 3/16/23.

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

VIOLATIONS: 47-21.11.A.

THERE IS DEAD OR MISSING LIVING GROUND COVER ALONG THE FRONT OF THIS LOCATION.

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.
THERE ARE CRACKS AND POTHOLES IN THE OFF-STREET PARKING AREA.

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

PLACEMENT/STORAGE OF CONTAINERS, RECEPTACLES OR DUMPSTERS THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY, OR PUBLIC RIGHT-OF-WAY IS UNLAWFUL. THE DUMPSTER IS STORED ALONG THE FRONT OF THE PROPERTY.

47-19.4.D.1 **COMPLIED**

THERE IS NO DUMPSTER ENCLOSURE ON THE PROPERTY.

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

Conrad Deslandes said the contractor had indicated it may take 30-60 days for the permits to be approved. Officer Jaiprashad did not object to 56 days and requested an order to attend the 5/25/23 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 5/25/23 hearing.

Case: CE22030756

1413 NW 11 ST
AMIR, NISSIM & YAFFA

This case was first heard on 7/28/22 to comply by 9/1/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

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Nissim Amir said he had not understood that the sod needed to cover the swale. Officer Exantus recommended a 10-day extension.

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

Case: CE22080562

2316 NW 7 ST

PIERCE, LEWIS & SHARAYA

Service was via posting at the property on 3/9/23 and at City Hall on 3/16/23.

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

VIOLATIONS: 9-305(b)

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

18-4(c) **COMPLIED**

THERE IS A DERELICT VEHICLE ON THE PROPERTY THAT IS INOPERABLE AND DAMAGED.

18-12.(a)

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

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

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

Lewis Pierce agreed to comply. He said he had been paying for maintenance of the neighboring property. He said there was a nightclub in the neighborhood that was operating illegally and he had reported it as a nuisance.

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

Case: CE23010280

CITATION

1206 NW 18 ST

REARDON, JUSTIN

This case was cited on 1/12/23 to comply by 1/27/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,400 and the City was requesting the full fine be imposed. No appeal was received.

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

Ayisha Tavaréz requested a fine reduction but Ms. Flynn explained the process.

Ms. Flynn imposed the \$8,400 fine.

Case: CE22120705

CITATION

815 SE 2 CT

BFA FLORIDA LAND TR #73;

AFFORDABLE DISCOUNT HOMES LLC TR

This case was cited on 12/25/22 to comply by 12/30/22. Violations and extensions were as noted in the agenda. The

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property was in compliance, fines had accrued to \$24,400 and the City was requesting the full fine be imposed. No appeal was received.

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

Earl Lawrence, owner, said he had never received notice because the property was posted and notice had not been mailed to the proper address. Manuel Garcia, Sr. Code Compliance Officer said the citations were posted at the property entrance and the tenants were aware of them. The citations had also been sent to the address listed with the Broward County Property Appraiser.

Ms. Flynn imposed the \$24,400 fine.

Case: CE22120044

CITATION APPEAL

2233 SW 34 AVE
MERCADO, RICARDO A

The property was cited on 12/1/22 to be complied by 1/30/23. The property was not in compliance, fines had accrued to \$9,100 and the City was requesting imposition of the fine, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, acted as interpreter for Lourdes Godomar, the owner's mother. She said she had a permit that was issued on 2/1/23. She stated initially, the person she hired to cut the tree had informed her that no permit was needed. She requested the fine be dismissed.

Marco Aguilera, Code Compliance Officer said the owner must comply before a fine reduction was discussed. He said Ms. Godomar only needed an inspection, since the permit had already been issued.

Ms. Flynn granted a 28-day extension and ordered the respondent to attend the 4/27/23 hearing.

Case: CE23010145

CITATION

417 NW 14 TER
DERY, MAC

This case was cited on 1/6/23 to comply by 1/21/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,600 and the City was requesting the full fine, which would continue to accrue until the property was in compliance. No appeal was received.

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

Mac Dery said he had not filed an appeal, but he had removed the property from the rental sites. Officer Oakes said the property was still listed on Airbnb.

Ms. Flynn imposed the \$13,600 fine, which would continue to accrue until the property was in compliance.

Case: CE23010296

CITATION

2711 NW 25 ST
ALMEIDA, ALEF DUARTE

This case was cited on 1/12/23 to comply by 1/27/23. 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.

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

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Alef Almeida said he had not filed an appeal.

Ms. Flynn imposed the \$12,400 fine, which would continue to accrue until the property was in compliance.

Case: CE22070116

1465 NW 6 ST
JAMES, LARRY G

Service was via posting at the property on 3/3/23 and at City Hall on 3/16/23.

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. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE19031857. THIS VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

9-306 **COMPLIED**

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

Officer Jolly presented the case file into evidence and said the property was now in compliance. He requested a finding of fact that violation 18-12(a) had existed as cited.

Alyse Lemstrom said they had a property manager and a landscaper but the property was adjacent to a restaurant. She remarked on how difficult it was to keep the property clear and asked that any subsequent violations be brought to her attention immediately.

Ms. Flynn found in favor of the City that violation 18-12(a) had existed as cited.

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 \$3,925 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.

Leonard Leveille said there had been many violations when he took ownership of the property, costing him thousands of dollars. He described his efforts to get the grass to grow and said he needed to repair the sprinkler system.

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

Case: CE22120668

STIPULATED AGREEMENT

808 W BROWARD BLVD
CAMP CANINE FORT LAUDERDALE INC

Service was via posting at City Hall on 3/16/23.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND SURROUNDING AREAS OF THE RIGHT-OF-WAY.

18-1. COMPLIED

47-19.5.D.5. COMPLIED

THERE IS A BUFFER WALL AT THIS B-1 ZONED PROPERTY THAT IS IN DISREPAIR. THERE ARE AREAS OF THE SURFACE THAT REQUIRE REPAIRS, PAINT AND REMOVAL OF WEEDS.

9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE GROWTH OF LANDSCAPE IS CAUSING AN OBSTRUCTION TO THE SAFE AND CONVENIENT MOVEMENT OF PEDESTRIANS.

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS B-1 ZONED PROPERTY. THE PARKING LOT AT THIS PROPERTY WAS FOUND IN NEED OF RESURFACING ALONG WITH RESTRIPIING PARKING SPACES. THERE IS AN ACCUMULATION OF DEAD LANDSCAPE DEBRIS. THERE IS SCATTERED TRASH AND ALL LANDSCAPE ON THE PROPERTY REQUIRES PRUNING AND NOURISHING.

47-21.11.A.

THE LANDSCAPE AT THIS B-1 ZONED PROPERTY IS NOT PROPERLY MAINTAINED. THERE ARE AREAS OF MISSING GROUND COVER, MISSING TREES AND OTHER VEGETATION. THERE ARE HEDGES AND TREES THAT REQUIRE TRIMMING AND MAINTENANCE.

47-22.6.F COMPLIED

THERE IS A DETACHED/FREE STANDING POLE SIGN AT THIS B-1 ZONED PROPERTY THAT REQUIRES MAINTENANCE. THE SUBJECT POLE SIGN HAS SIGNS OF DETERIORATION AND REQUIRES PAINT.

The owner had a stipulated agreement with the City to comply with 18-12(a) within 10 days and with the other violations within 56 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance with 18-12(a) within 10 days and with the other violations within 56 days or a fine of \$100 per day, per violation.

Case: CE23010231

825 PROGRESSO DR

825 PROGRESSO DR LLC; % JAY ADAMS

Service was via posting at the property on 3/7/23 and at City Hall on 3/16/23.

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

VIOLATIONS: 18-1.

THERE IS MISCELLANEOUS TRASH, RUBBISH AND DEBRIS STORED AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO TRASH CANS, SHOPPING CARTS, WOODEN PALLETS 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. THIS IS A RECURRING VIOLATION AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE22070274, CE22040761, CE21080587) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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Officer Caracas presented the case file into evidence and said the property 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: CE22120499

3317 NE 15 ST
TANTIKIJ, TARN

Service was via posting at the property on 3/16/23 and at City Hall on 3/16/23.

Dorian Koloian, Senior 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 REPEAT VIOLATION RE CASE NUMBER CE21060370 AND WILL PROCEED TO SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

18-4.(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.(A WHITE CHEVY VAN, WHITE DODGE PICK UP TRUCK AND A SILVER HONDA CIVIC 4 DR). THIS IS A RECURRING VIOLATION RE CASE NUMBER CE18032286 AND WILL PROCEED TO SPECIAL MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

Officer Koloian presented the case file into evidence and recommended imposing a fine of \$100 per day for 18-12(a), starting on 12/20/22 and continuing until the property was in compliance, and ordering compliance with 18-4.(c) within 10 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and imposed a fine of \$100 per day for 18-12(a), starting on 12/10/22 and continuing until the property was in compliance, and ordered compliance with 18-4.(c) within 10 days or a fine of \$50 per day.

Case: CE22120153

840 NW 3 ST 1-4
TUNNAGE, LEROY L

Service was via posting at the property on 3/8/23 and at City Hall on 3/16/23.

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

VIOLATIONS: 9-306 **COMPLIED**

9-313.(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 INCLUDING THE SWALE.

9-304(b)

THERE ARE VEHICLES PARKED ON THE LAWN. THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THE DRIVEWAY HAS HOLES, DISCOLORED WHEEL STOPS AND IS DETERIORATING.

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Officer Saimbert presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

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

Case: CE22120032

3101 SW 15 CT

PRUDHOMME, JIMMY

Service was via posting at the property on 3/15/23 and at City Hall on 3/16/23.

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

VIOLATIONS: 9-280(h)(1)

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

9-305(a) **COMPLIED**

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

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

Case: CE22100239

501 SE 19 ST

ZLOTZIVER, LISA B

Service was via posting at the property on 3/15/23 and at City Hall on 3/16/23.

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

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF THE PROPERTY THAT ARE MISSING LIVING GROUND COVER INCLUDING THE FRONT YARD AND SWALE. THE VEGETATION ON THE SWALE IS OVERGROWN NEAR THE BASE OF THE TREE.

9-304(b)

THE DRIVEWAY AT THIS PROPERTY IS NOT SURFACED WITH A HARD DUSTLESS MATERIAL. THE DRIVEWAY AT THIS PROPERTY IS MADE UP OF MULCH.

9-306 **COMPLIED**

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$25 per day, per violation.

Case: CE22110488

1524 NW 15 ST

ORTIZ, EDDIE; VASILIOU-ORTIZ, CHRISTINE

Service was via posting at the property on 3/9/23 and at City Hall on 3/16/23.

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

VIOLATION: 9-280(g)
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE22110107

1600 NW 12 AVE
FKH SFR C1 LP; %FIRST KEY HOMES LLC

Service was via posting at the property on 3/8/23 and at City Hall on 3/16/23.

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

VIOLATION: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREE IN THE FRONT OF THE PROPERTY HAS BRANCHES THAT ARE GOING INTO THE SIDEWALK AND ROAD.

Officer Exantus 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: CE22110512

729 NW 20 AVE
EL VIGNOBLE LLC

Service was via posting at the property on 3/6/23 and at City Hall on 3/16/23.

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

VIOLATIONS: 9-280(h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. WHILE STANDING UNDER THE CARPORT'S ROOF, IT WAS OBSERVED TO BE DETERIORATED. THE WOODEN PLANKS THAT MAKE UP THE ROOF OF THIS STRUCTURE HAVE SUSTAINED WEATHER DAMAGE, AND APPEARED TO BE WORN. ALSO, THE SOFFITS AND FASCIA OF THE CARPORT WERE OBSERVED TO BE DETERIORATED AS WELL.

9-280(f)
THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THE KITCHEN FAUCET AND BATHROOM EACH HAVE LEAKS THAT CAN BE SEEN WHEN WATER IS TURNED ON. A FULL STREAM OF WATER SHOOTS OUT THE FAUCET TO THE RIGHT. THE TUB IN THE BATHROOM IS RAISED FROM THE FLOOR DUE TO A LEAK THAT HAS CAUSED THE FLOOR UNDER THE TUB TO FALL IN. ALSO, THE TUB IS CRACKED. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE19031422.

9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, TO INCLUDE WINDOWS AND DOORS, BOTH INSIDE AND OUTSIDE.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BROKEN IN SEVERAL AREAS AROUND THE PROPERTY, TO INCLUDE THE MESH OF THE FENCE, AND FENCE POLES NOT BEING CONNECTED. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBERS: CE22020841 AND CE19031422.

9-306 **WITHDRAWN**

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

18-12.(a)

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

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. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22020841.

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: CE23010295

824 NW 15 AVE

Y N INVESTMENTS LLC

Service was via posting at the property on 3/6/23 and at City Hall on 3/16/23.

Wilson Quintero Jr., 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 REPEAT VIOLATION OF CASE NUMBER CE20020270 AND THE CASE WILL BE BROUGHT TO A HEARING WHETHER IT COMPLIES OR NOT.

9-304(b)

THERE IS A RECREATIONAL VEHICLE BEING PARKED/STORED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS ALSO NOT BEING MAINTAINED. THE SURFACE HAS GROWTH OF WEEDS AND IS NOT LEVEL OR WELL GRADED. THIS IS A REPEAT VIOLATION OF CASE NUMBER CE20020270. THE CASE WILL BE BROUGHT TO A HEARING WHETHER IT COMPLIES OR NOT.

9-306

THE EXTERIOR FASCIA AND SOFFITS ARE NOT BEING MAINTAINED. THERE ARE AREAS WHICH HAVE STAINS ALONG THE DRIP LINE OF THE ROOF. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE NUMBER CE20020270 AND THE CASE WILL BE BROUGHT TO A HEARING WHETHER IT COMPLIES OR NOT.

9-305(b)

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

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NUMBER CE20020270 AND THE CASE WILL BE BROUGHT TO A HEARING WHETHER IT COMPLIES OR NOT.

Officer Quintero presented the case file into evidence and requested imposition of a fine of \$250 per day, per violation, starting on 1/12/23 and continuing until the property was in compliance.

Ms. Flynn found in favor of the City and imposed a fine of \$250 per day, per violation, starting on 1/12/23 and continuing until the property was in compliance.

Case: CE22100101

131 SW 31 AVE

CANNELLA, JANICE

Service was via posting at the property on 3/3/23 and at City Hall on 3/16/23.

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.

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

THERE IS OPEN AIR STORAGE CONSISTING OF, BUT NOT LIMITED TO: SHEETS OF PLYWOOD, BOAT PARTS, CAR PARTS, TOOLS, AND OTHER ITEMS NOT PERMITTED AT THIS RS-6.7 RESIDENTIAL ZONED HOME PER ULDR REGULATIONS.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with 47-39.A.1.b.(6)(b) within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days and with 47-39.A.1.b.(6)(b) within 28 days or a fine of \$50 per day, per violation.

Case: CE22110013

649 W EVANSTON CIR

EGGLESTON, STACY; EGGLESTON, JASON RICHARD

Service was via posting at the property on 3/3/23 and at City Hall on 3/16/23.

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.

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WITH SAGGING MESH AND MISSING TOP SUPPORT POLLS.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with 9-280(h)(1) within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days and with 9-280(h)(1) within 28 days or a fine of \$50 per day, per violation.

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Case: CE23010713

1418 NE 53 CT
FL2DAY INC

Service was via posting at the property on 3/7/23 and at City Hall on 3/16/23.

Leonard Champagne, Senior Code Compliance Officer, testified that there were a qualifying number of violations at this vacation rental and requested a suspension of the vacation rental certificate for 365 days.

Ms. Flynn found for the City and suspended the vacation rental certificate for 365 days.

Case: CE23010154

CITATION

805 SW 22 AVE
RUIZ SANDOVAL, DIEGO D;
SANDOVAL SOTO, SANDRA

This case was cited on 1/7/23 to comply by 1/22/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,600 and the City was requesting the full fine be imposed. No appeal was received.

Ms. Flynn imposed the \$6,600 fine.

Case: CE22120715

CITATION

2465 BIMINI LN
PARDO, DOMINICK

This case was first heard on 12/28/22 to comply by 1/12/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,000 and the City was requesting the full fine be imposed. No appeal was received.

Ms. Flynn imposed the \$4,000 fine.

Case: CE22120834

CITATION

1617 SW 17 AVE
1617 SHADY BANKS VILLA LLC

This case was cited on 12/30/22 to comply by 12/30/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$200 and the City was requesting the full fine be imposed. No appeal was received.

Ms. Flynn imposed the \$200 fine.

Case: CE22100564

2401 CAT CAY LN
WOLFER, KEVIN MICHAEL

This case was first heard on 12/13/22 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 \$14,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$14,550 fine, which would continue to accrue until the property was in compliance.

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Case: CE22070108

131 SW 29 AVE

BACHAN, BHAGWANTIA GOSINE

This case was first heard on 1/11/23 to comply by 2/8/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rachel Moore, Code Compliance Officer, reported the property was in compliance as of March 17, 2023 and recommended a fine of \$925.

Ms. Flynn imposed a fine of \$925 for the time the property was out of compliance.

Case: CE22120850

CITATION

1781 SW 30 PL

HUNGRY DUCK LLC

This case was cited on 12/31/22 to comply by 1/15/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$14,800 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 \$14,800 fine, which would continue to accrue until the property was in compliance.

Case: CE23010149

CITATION

4131 NE 26 AVE

CAMPBELL, GREGORY

This case was cited on 1/6/23 to comply by 1/9/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,750 and the City was requesting the full fine be imposed. No appeal was received.

Ms. Flynn imposed the \$4,750 fine.

Case: CE22060290

2864 NE 26 PL

MARTIN, RONNIE L

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 \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bobby Jaiprashad, Code Compliance Officer, stated the property was in compliance and fines totaled \$1,700.

Ms. Flynn imposed the \$1,700 fine.

Case: CE22010399

180 PENN WAY

800 LLC

This case was first heard on 5/10/22 to comply by 5/24/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,800 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$12,800 fine.

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Case: CE21100869

1071 TENNESSEE AVE
WHITSETT, WILLIAM ROBERT

This case was first heard on 1/26/23 to comply by 2/5/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,650 fine, which would continue to accrue until the property was in compliance.

Case: CE22060725

1000 TENNESSEE AVE
SARGENT, BERYL EST

This case was first heard on 1/26/23 to comply by 2/5/23 and 2/23/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,050 fine, which would continue to accrue until the property was in compliance.

Case: CE22080731

450 W EVANSTON CIR
SMITH, JAMES E EST

This case was first heard on 1/26/23 to comply by 2/5/23 and 2/23/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,075 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,075 fine, which would continue to accrue until the property was in compliance.

Case: CE21070252

1782 LAUDERDALE MANOR DR
FELTON, WILLIE JAMES

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 \$4,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,150 fine, which would continue to accrue until the property was in compliance.

Case: CE22090731

2533 NW 21 AVE
COOK, KIA M

VACATE FO 1/26/2023 & CLOSE CASE

This was a request to vacate the Order Imposing the Fine dated 1/26/23 and close the case.

Ms. Flynn vacated the Order Imposing the Fine dated 1/26/23 and closed the case.

Case: CE23010083

221 SW 31 AVE
221 SW 31ST LLC

CITATION

This case was cited on 1/4/23 to comply by 1/4/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed. No appeal was received.

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

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Case: CE22080160

2158 NW 6 CT

CHURCH OF NEW LIFE CHRISTIAN FELLOWSHIP INC

This case was first heard on 1/11/23 to comply by 2/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,300 fine, which would continue to accrue until the property was in compliance.

Case: CE22060366

208 SW 14 CT 1-4

CET ASSET MANAGEMENT LLC

This was a request to vacate violation 9-280(h)(1).

Ms. Flynn vacated violation 9-280(h)(1).

Case: CE22060546

5301 NW 31 AVE

FT LAUD COMMERCE CTR SVC ASSOC;

%COMMERCIAL FLORIDA MGMT SERVICE

This case was first heard on 1/11/23 to comply by 3/14/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$350 and the City was requesting no fines be imposed.

Ms. Flynn imposed no fine.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 63 and 64 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:

CE22080442

CE23020011

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:

CE22110339

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 2:37 P.M.


Special Magistrate

ATTEST:


CLERK, SPECIAL MAGISTRATE