



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
THOMAS ANSBRO PRESIDING  
MARCH 14, 2023  
9:00 A.M.**

**Staff Present:**

Christine Chaney, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Wanda Acquavella, 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  
Paulette DelGrosso, Code Compliance Officer  
Patt Gavin, Code Compliance Officer  
Dorian Koloian, Senior Code Compliance Officer  
Malaika Murray, Code Compliance Officer  
Karen Proto, Code Compliance Officer  
Wilson Quintero Jr., Code Compliance Officer  
Bernstein Saimbert, Code Compliance Officer  
Diego Santos, Code Compliance Officer  
Rafael Santos, Code Compliance Officer  
Gail Williams, Sr. Code Compliance Officer

**Respondents and witnesses**

CE23010656: Lian Baptiste; Angela Chavannes  
CE22120615; CE22120616; CE22120614: Andrew  
Schein Esq.  
CE22100619: Berenice Chauvet; Thomas Possenti  
CE22090594: Monica Solsona  
CE23010212: Bernardo DelRio  
CE22080642: Kristy Armada Esq.  
CE22020178: Scarlett Martinez Hiciano  
CE22030714: Marvin Hughes, Esq.  
CE22090618: Flora James  
CE22120671: Donna Grief  
SE22120086: Nathan Guedalia  
CE22110598: Juan Collar

CE22080729; CE22090725; CE22090712: Dennis Wright  
SE22120136: Adrian Wallace  
CE22070067: David Bedoya  
CE22040885: Jo Ann Smith  
CE22080328: Roberto Morisseau  
CE22080008; CE22080005: Anthony Louis Thomas  
CE22100132: Alexander Barbalat  
CE22060218: Barbara Parker  
CE21110176: Michael Belkin  
CE22110649: Petula Sohan  
CE22100504: Harry Shoemaker; John Paul Tiberio;  
Jeffrey Scholes; Emilio Ferro; Brian Donaldson; Mariana  
Fuks

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: CE22040885**

1616 NW 6 AVE  
JENDRASAK, MICHAEL

This case was first heard on 10/11/22 to comply by 11/15/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,800 and the City was requesting the full fine be imposed.

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Berstein Saimbert, Code Compliance Officer, recommended imposition of the fine. He said administrative costs totaled \$812.16.

Jo Ann Smith, a friend of the owner, requested a fine reduction. She said the owner had not received notices because kids in the neighborhood tore them down. She stated as soon as she was aware of the violations, they had addressed them.

Mr. Ansbro imposed a fine of \$3,400 for the time the property was out of compliance and 60 days to pay.

**Case: CE22080642**

538 NW 15 AVE

MARGLIP INVESTMENTS LLC

This case was first heard on 1/11/23 to comply by 1/21/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,500 and the City was requesting the full fine be imposed.

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

Kristy Armada Esq., attorney, requested a fine reduction. He said the owner also owned the adjacent property and had neglected to respond to notices for this property because he thought they were for the adjacent property. Ms. Armada said once the owner was aware of the violations on his property, he had increased maintenance. She said other people were dumping on the property.

Julio Davila, Code Compliance Supervisor, said there were other violations on this property and it was a constant problem. He opposed any fine reduction.

Mr. Ansbro imposed the \$11,500 fine.

**Case: CE22090712**

1217 NW 6 ST

WRIGHT DYNASTY LLC

**ORDERED TO REAPPEAR**

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.

Wilson Quintero Jr., Code Compliance Officer, recommended a 28-day extension, and ordering the respondent to attend that hearing.

Dennis Wright said this was a CRA-approved project. He hoped to have the demolition permit in May and to demolish the property in June. Officer Quintero recommended allowing 56 days.

Mr. Ansbro granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/9/23 hearing.

**Case: CE22090725**

1219 NW 6 ST

WRIGHT DYNASTY LLC

**ORDERED TO REAPPEAR**

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.

Mr. Ansbro granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/9/23 hearing.

**Case: CE22090729**

**ORDERED TO REAPPEAR**

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1223 NW 6 ST  
WRIGHT DYNASTY LLC

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.

Mr. Ansbro granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/9/23 hearing.

**Case: CE23010656**

CITATION

211 NE 16 AVE  
QUIST, NATASHA

This case was cited on 1/24/23 to comply by 1/25/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,800 and the City was requesting the full fine be imposed. No appeal was received.

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

Lian Baptiste, property manager, said she had sent an email within 24 hours indicating she had addressed the violation.

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

**Case: CE22120671**

CITATION

1101 NE 13 AVE 1-2  
GRIEF, DONNA M

This case was cited on 1/18/23 to comply by 2/2/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed. No appeal was received.

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

Donna Grief said she had needed to leave town to visit her ill father and missed an inspection.

Mr. Ansbro imposed the \$800 fine.

**Case: CE22100504**

STIPULATED AGREEMENT

3305 NE 16 CT  
KUSHNER, GLENN A; KUSHNER, MARTHA L

Service was via posting at City Hall on 2/28/23.

VIOLATIONS: 47-22.9. **Complied**  
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE  
CITY OF FORT LAUDERDALE.

47-20.13.B.1.b (42 DAYS @ \$50)  
THERE IS A GRAVEL DRIVEWAY AND/OR PARKING AREA THAT EXCEEDS THE  
MAXIMUM ALLOWED USAGE OF SPACE IN A RESIDENTIAL ZONED PROPERTY.

The owner had a stipulated agreement with the City to comply within 42 days or a fine of \$50 per day.

Dorian Koloian, Senior Code Compliance Officer, said neighbors wished to testify regarding the property.

John Paul Tiberio discussed the property owner's desire to enlarge the driveway and the impact this would have on the

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neighborhood. He said the owner was currently parking work vehicles on the property, which was not occupied. Mr. Tiberio also said the owner called parking enforcement when someone parked in the street in front of this house.

Stephanie Bass, Code Compliance Supervisor, said the assistant parking manager was aware of the situation here and were not issuing any parking citations. She stated the owner had submitted a permit application and engineering had told her what was required to get it approved. The owner needed to submit corrections to the application.

Brian Donaldson, HOA president, said he had made the original complaint. He claimed the owner did not intend to treat this as a single-family home. He said the owner knew what should be done regarding the permit but he was concerned she would not do it. He also claimed the owner had performed interior renovations without a permit.

Jeffrey Scholes said the property looked like a commercial property in this single-family neighborhood.

Mariana Fuks claimed the owner had renovated the home without permits and removed all of the trees from the property.

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

**Case: CE22070067**

1500 NW 9 AVE

BEDOYA, DAVID M

Service was via posting at the property on 2/13/23 and at City Hall on 2/28/23.

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

VIOLATIONS: 9-304(b)

THE DRIVEWAY AT THIS PROPERTY REQUIRES MAINTENANCE. THE DRIVEWAY NEEDS TO BE RESURFACED.

9-305(a)

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

9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED, INCLUDING BUT NOT LIMITED TO MISSING SLOTS, FENCE FALLING, NEW SECTIONS OF FENCE INSTALLED/REPLACED.

9-305(b)

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

18-12.(a)

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

Officer Caracas presented the case file into evidence and recommended ordering compliance with 9-304(b), 9-305(a), 9-280(h)(1) and 9-305(b) within 35 days, and with 18-12.(a) within 10 days or a fine of \$50 per day, per violation.

David Bedoya requested more time to make the repairs because some things required a permit. He described his efforts to comply. Officer Caracas suggested 49 days for the fence and driveway.

Mr. Ansbro found in favor of the City and ordered compliance with 18-12.(a) within 10 days, with 9-305(a) and 9-305(b) within 35 days and with 9-280(h)(1) and 9-304(b) within 49 days, and or a fine of \$50 per day, per violation.

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**Case: CE22110598**

1201 CITRUS ISLE 1-2

CASTILLO PAULINO, WELINGTON A

Service was via posting at the property on 3/1/23 and at City Hall on 2/28/23.

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

VIOLATIONS: 9-280(b)

THERE IS MISSING PAINT CREATING BLEMISHES IN THE PAINT ALONG THE FRONT OF THE PROPERTY AND ALONG THE FASCIA ON THE PROPERTY.

18-1. **COMPLIED**

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

9-304(b)

THE DRIVEWAY HAS CRACKS AND BREAKS AND IS NOT IN A WELL-GRADED CONDITION.

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

18-12.(a)

THERE IS AN ACCUMULATION OF LEAVES AND OTHER LANDSCAPE MATERIAL ON AND NEAR THE DRIVEWAY AREA.

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

Juan Collar, the owner's brother, said they intended to paint the home and repair the driveway.

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

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

**Case: CE22120614**

432 NE 3 AVE

KMAJCTL LLC

Service was via posting at the property on 2/22/23 and at City Hall on 2/28/23.

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

VIOLATION: 18-1.

THERE IS GRAFFITI ON THE GREEN FENCE MESHING. ALSO, THE GREEN FENCE MESHING AT THIS VACANT LOT/PROPERTY IS NOT HELD/TIED PROPERLY TO THE CHAIN LINK FENCE. THIS IS CREATING A HAZARDOUS PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES AND ADVERSELY AFFECT THE PEDESTRIANS WALKING ON THE ADJACENT SIDEWALK.

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

Andrew Schein Esq., attorney, agreed to comply.

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

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**Case: CE22120615**

436 NE 3 AVE  
KMAJCTL LLC

Service was via posting at the property on 2/22/23 and at City Hall on 2/28/23.

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

VIOLATION: 18-1.

THERE IS GRAFFITI ON THE GREEN FENCE MESHING. ALSO, THE GREEN FENCE MESHING AT THIS VACANT LOT/PROPERTY IS NOT HELD/TIED PROPERLY TO THE CHAIN LINK FENCE. THIS IS CREATING A HAZARDOUS PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES AND ADVERSELY AFFECT THE PEDESTRIANS WALKING ON THE ADJACENT SIDEWALK.

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

**Case: CE22120616**

440 NE 3 AVE  
KMAJCTL LLC

Service was via posting at the property on 2/22/23 and at City Hall on 2/28/23.

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

VIOLATION: 18-1.

THERE IS GRAFFITI ON THE GREEN FENCE MESHING. ALSO, THE GREEN FENCE MESHING AT THIS VACANT LOT/PROPERTY IS NOT HELD/TIED PROPERLY TO THE CHAIN LINK FENCE. THIS IS CREATING A HAZARDOUS PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES AND ADVERSELY AFFECT THE PEDESTRIANS WALKING ON THE ADJACENT SIDEWALK.

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

**Case: CE22030714**

904 PONCE DE LEON DR  
HURT, COLLEEN

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 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.

Marvin Hughes Esq., attorney, said this began when water runoff was re-routed after the City repaired pipes.

Gail Williams, Code Compliance Officer, recommended a 28-day extension and ordering the respondent to attend the 4/11/23 hearing.

Mr. Ansbro granted a 28- day extension and ordered the respondent to attend the 4/11/23 hearing.

**Case: CE22110649**

3060 NW 17 ST  
MUNGAL, HARRY

Service was via posting at the property on 2/22/23 and at City Hall on 2/28/23.

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

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY.

18-1.

THERE ARE ITEM BEING STORED IN THE BACK OF THE PROPERTY SUCH AS BUT NOT LIMITED TO RUGS, BRICKS, FURNITURE AND OTHER MISCELLANEOUS ITEMS. THIS IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO TIRES, PLASTIC CONTAINERS, FURNITURE, BOXES AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION: REFER TO CASE NUMBER CE19070244. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-304(b)

THE PAVED DRIVEWAY IS IN DISREPAIR AND NOT WELL GRADED. THERE ARE CRACKS AND POTHOLES AND IT NEEDS TO BE RESURFACED. PERMITS MAY BE REQUIRED.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE19070244. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

Petula Sohan, the owner's daughter, said she was working with the tenants and requested more than 28 days. Officer Proto suggested 42 days.

Mr. Ansbro found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day, per violation.

**Case: CE22020178**

828 NW 14 WAY

MARTINEZ HICIANO, SCARLETT

This case was first heard on 8/9/22 to comply by 9/13/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,500 and the City was requesting the full fine be imposed.

Wilson Quintero Jr., Code Compliance Officer, recommended imposition of the full fine and said administrative costs totaled \$1,390.

Scarlette Martinez Hiciano agreed to maintain the property.

Mr. Ansbro imposed administrative costs of \$1,390.

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**Case: CE22100619**

501 HENDRICKS ISLE  
500 HENDRICKS LLC

Service was via posting at the property on 2/28/23 and at City Hall on 2/28/23.

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

Officer Koloian presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day and ordering the respondent to attend that hearing.

Thomas Possenti said they needed to determine the cause of the flooding. They had also spoken with a contractor regarding repairing the seawall. Officer Koloian said the ordinance required the owner to be allowed 91 days to pull a permit. She recommended allowing 91 days and ordering the respondent to attend the 6/13/23 hearing. Stephanie Bass, Code Compliance Supervisor said after the permit was issued, the owner would be allowed 365 days if they needed to replace more than 50% of the seawall.

Mr. Ansbro found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day and ordered the respondent to attend the 6/13/23 hearing.

**Case: CE23010212**

534 HENDRICKS ISLE  
BEXA LLC

Service was via posting at the property on 3/1/23 and at City Hall on 2/28/23.

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

VIOLATION: 47-19.1.C.

THERE ARE BOATS DOCKED AT THIS VACANT LOT AS AN ACCESSORY USE WITH NO PRINCIPAL STRUCTURE.

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

Bernardo DelRio said they had a permit to build a new structure on the property. He said they also needed a separate permit for a contention wall, after which he would perform a backfill and complete the pilings. Mr. Ansbro said the boats must be removed until the new building was completed.

Mr. Ansbro found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

**Case: CE22120281**

CITATION

534 HENDRICKS ISLE 303  
BEXA LLC

This case was cited on 12/29/22 to comply by 12/31/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,600 and the City was requesting the full fine be imposed. No appeal was received.

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

Mr. Ansbro imposed the \$1,600 fine.

**Case: CE22090618**

912 NW 17 AVE

FLORA JAMES REV LIV TR; JAMES, FLORA TRUSTEE

Service was via posting at the property on 2/13/23 and at City Hall on 2/28/23.

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

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

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

THERE IS NON-PERMITTED OUTDOOR STORAGE OF GOODS AND MATERIALS ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO; FURNITURE, CHAIRS, BOXES, HOUSEHOLD ITEMS, ETC. THIS IS CONSIDERED AN ILLEGAL LAND USE PER THE ULDR FOR THIS RD-15 ZONED RESIDENTIAL PROPERTY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBERS CE18061795 AND CE21060295. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

**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 AS WELL AS VISIBLE CRACKS. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE18061795. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

**9-305(b)**

THE LANDSCAPE AT THIS PROPERTY AND SWALE IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBERS CE18061795, CE19010400 AND CE21060295. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

**9-304(b)**

THE GRAVEL DRIVEWAY OF THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE SURFACE IS NOT SMOOTH AND WELL GRADED AND THERE IS ALSO OVERGROWTH OF WEEDS THROUGHOUT. THE CEMENT PORTIONS OF THE DRIVEWAY ARE ALSO STAINED WITH DIRT AND/OR OIL. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBERS CE18061795, CE19010400 AND CE21060295. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS WHICH ARE NOT SECURED AND HAVE BENT POLES/POSTS. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBERS CE18061795 AND CE19010400. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-280(b) **COMPLIED**

9-279(i)

THERE IS NO STOVE WITHIN THE KITCHEN OF UNIT 912. THE TENANTS CURRENTLY HAVE A BARBECUE GRILL IN THE LOCATION WHERE THE STOVE SHOULD BE INSTALLED.

9-278(G)

THERE ARE SEVERAL WINDOWS OF UNIT 912 WHICH ARE MISSING OR HAVE DAMAGED SCREENS TO PROTECT AGAINST MOSQUITOES, FLIES AND OTHER INSECTS.

9-278(C) **COMPLIED**

9-276(B)(3) **COMPLIED**

THERE IS A NEED FOR THE EXTERMINATION OF RODENTS, VERMIN AND/OR OTHER PESTS PRESENT AS OBSERVED VIA LIVE INSECTS/ROACHES AND DROPPINGS. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE18061795. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBERS CE18061795, CE19010400 AND CE21060295. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

Flora James said she had complied the violations and was trying to schedule the inspection.

Staff requested a finding of fact that the recurring violations 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 for the City that violations 47-34.1.A.1., 9-276(B)(3), and 18-12.(a) had existed as cited.

**Case: CE22090594**

**REQUEST FOR EXTENSION**

501 NW 15 WAY

GEM 3 HOUSES 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, and fines had accrued to \$5,200.

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

Gustavo Caracas, Code Compliance Officer, acted as interpreter for the owner, Monica Solsona.

Ms. Hasan said the fines could be addressed if Ms. Solsona waived her right to notice of a Massey hearing. Ms. Solsona waived her right to notice of a Massey hearing and requested the fines be waived. Officer Caracas consulted with Ms. Solsona while Mr. Ansbro heard other cases.

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Upon returning to the case, Officer Caracas said Ms. Solsona was requesting a fine reduction. Officer Saimbert stated administrative costs totaled \$683.16.

Mr. Ansbro imposed administrative costs of \$683.16.

**Case: CE22100132**

2449 SW 7 ST  
NIKKI 2449 LLC

Service was via posting at the property on 2/22/23 and at City Hall on 2/28/23.

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

VIOLATIONS: 9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND OTHER AREAS OF THE EXTERIOR THAT HAVE STAINS AND ARE DIRTY.

9-305(b)

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

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. A BLACK DODGE TRUCK AND A WHITE FORD VAN. THE DRIVEWAY IS NOT BEING MAINTAINED PROPERLY. SOME AREAS OF THE CONCRETE DRIVEWAY ARE BROKEN/CRACKED. THERE ARE WEEDS GROWING THROUGH IT AND IT IS DIRTY AND HAVE STAINS.

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

Alexander Barbalat questioned what was still not in compliance and Officer Santos explained. Stephanie Bass, Code Compliance Supervisor, explained to Mr. Barbalat that a certain percentage of gravel was permitted in the right-of-way, but the permit must go through engineering to ensure the amount of gravel was within allowed limits. A variance may be needed for gravel as well. Supervisor Bass recommended allowing 21 days or \$25 per day.

Mr. Barbalat said Officer Santos had informed him he was given a list of properties to inspect and Mr. Barbalat wanted to know, under the Sunshine Law, how this list was created and by whom. Supervisor Bass agreed to visit the property and explain this to Mr. Barbalat.

Mr. Ansbro found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day, per violation.

**Case: SE22120136**

Administrative appeal

1225 NW 6 AVE  
WALLACE, ADRIAN DONNEIL

VIOLATION: 24-7(b) CITY COST \$240

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 12/14/22 and the trash remained on 12/16/22. The City had subsequently removed the trash on 12/19/22.

Adrian Wallace requested a fine reduction. He said he had been unaware of the law and someone had taken the notice off the building.

Mr. Ansbro denied the appeal.

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The following two cases for the same owner were heard together:

**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 owner was making progress and recommended an extension.

Anthony Louis Thomas requested another month.

Mr. Ansbro granted a 28-day extension, during which time no fines would accrue.

**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.

Mr. Ansbro granted a 28-day extension, during which time no fines would accrue.

**Case: CE21110176**

**ORDERED TO REAPPEAR**

2828 E SUNRISE BLVD  
SUNRISE FTL VENTURES LLLP

This case was first heard on 1/11/22 to comply by 2/15/22 and 7/19/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Senior Code Compliance Officer, said the project still lacked a timeline and recommended imposition of the fine.

Michael Belkin described their maintenance of the property and said they had spent \$23,000 to date. He said they had site plan approval last summer and were in the design phase now. He hoped to apply for a permit in six to nine months.

Ms. Hasan thought it could be more than two years before the property was redeveloped. Mr. Belkin requested a 12-month extension. Officer Koloian said the City received complaints about the property all the time.

Mr. Ansbro imposed the \$13,550 fine, which would continue to accrue until the property was in compliance.

**Case: SE22120086**

**Administrative Appeal**

1129 NE 15 ST  
1129 NE 15TH ST LLC

VIOLATION: 24-7(b) CITY COST \$240  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 12/8/22 and the trash remained on 12/12/22. The City had subsequently removed the trash on 12/13/22.

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Nathan Guedalia said the trash was not from his building. Officer Acquavella said the trash was on Mr. Guedalia's swale.

Mr. Ansbro denied the appeal.

**Case: CE22080328**

1620 NW 7 ST

MORISSEAU, ROBERTO

Service was via posting at the property on 2/13/23 and at City Hall on 2/28/23.

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

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE PARTS OF THE CHAIN-LINK FENCE THAT ARE BENT, BROKEN AND HAVE HOLES.

47-34.1.A.1.

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONE PROPERTY. THIS IS A NON-PERMITTED LAND USE IN THIS RS-8 ZONE RESIDENTIAL PROPERTY INCLUDING BUT NOT LIMITED TO A TREADMILL, CHAIR, TIRES, BOXES, BUCKET AND OTHER MISCELLANEOUS ITEMS.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS INCLUDING, BUT NOT LIMITED TO THE FRONT WALL.

9-304(b)

THE CONCRETE DRIVEWAY IS FADED AND IN NEED OF PAINTING. THE PAVER BLOCKS ARE NOT BEING MAINTAINED AND ARE SPREAD OUT.

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.

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

Roberto Morisseau requested more time for the grass.

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

**Case: CE22060218**

2468 NW 26 AVE

PARKER, BARBARA J

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 \$3,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Karen Proto, Code Compliance Officer, recommended imposition of the fine. She described the remaining violations and said the owner was working diligently.

Barbara Parker said she was working to comply and describe her progress.

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Mr. Ansbro imposed the \$3,400 fine, which would continue to accrue until the property was in compliance.

Mr. Ansbro took a brief recess.

**Case: FC22110017**

1825 NE 26 AVE  
OHANYAN, NIKOLAY

Service was via posting at the property on 2/17/23 and at City Hall on 2/28/23.

Packet Casey, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 1:13.6.4.3.2.1, FFPC  
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A  
CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

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

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

**Case: CE23010253**

2026 NE 32 AVE  
AXYEHHO CORP INC

Service was via posting at the property on 3/1/23 and at City Hall on 2/28/23.

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

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.  
THE GUTTER HAS PLANTS GROWING OUT.

18-11.(a)

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

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

Ms. Hasan requested a fine of \$250 per day for 18-11.(a) since this was a life safety issue.

Mr. Ansbro found in favor of the City and ordered compliance with 9-280(b) within 28 days or a fine of \$50 per day and with 18-11.(a) within 28 days or a fine of \$250 per day.

**Case: CE22100287**

709 SW 14 CT 1-2  
LARA, NICHOLAS A

Service was via posting at the property on 2/15/23 and at City Hall on 2/28/23.

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

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

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9-304(b)

THE PARKING FACILITIES ARE IN DISREPAIR WITH POTHOLES, AND FADED STRIPING. THE WHEEL STOPS ARE IN DISREPAIR.

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

Mr. Ansbro found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

**Case: CE22100290**

713 SW 14 CT 1-2  
LARA, NICHOLAS A

Service was via posting at the property on 2/15/23 and at City Hall on 2/28/23.

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

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

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

9-304(b)

THE PARKING FACILITIES HAS POTHOLES, IS FADED AND NEEDS RESTRIPIING. THE WHEEL STOPS ARE IN DISREPAIR.

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

Mr. Ansbro found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

**Case: CE22110298**

1741 NW 25 TER  
ROBINSON, KATIE B EST;  
% SHIKE M SCOTT

Service was via posting at the property on 2/13/23 and at City Hall on 2/28/23.

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

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

THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

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

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A SILVER NISSAN WITH NO TAG.

9-306 **COMPLIED**

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

9-304(b)

THERE ARE VEHICLES AND A BBQ TRAILER PARKED ON THE GRASS AREA. THE DRIVEWAY APRON IS NOT WELL GRADED, HAS CRACKS AND POTHOLES, AND NEEDS TO BE RESURFACED. PERMITS MAY BE REQUIRED.

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9-305(b)

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

9-305(a) **COMPLIED**

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF GRASS AND WEEDS ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ALONG THE FENCE AREA.

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

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

THE HOUSE ADDRESS NUMBERS ARE MISSING AND NOT LEGIBLE.

Officer Proto 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: CE22120347**

3021 NW 19 ST

AUER DA FA LLC

% FAMILY DOLLAR; ATTN: LEASE ACCOUNTING ST #30486

Service was via posting at the property on 2/13/23 and at City Hall on 2/28/23.

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

VIOLATIONS: 9-306

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

47-20.20.(H)

THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING HAS DIRT AND OIL STAINS. THE PARKING LOT NEEDS TO BE RESURFACED AND RESTRIPEDED.

9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE ADJACENT TO THE DUMPSTER IS BROKEN AND HAS MISSING SLATS.

BCZ-39-275(8)(f)

THE DUMPSTER IS NOT BEING MAINTAINED. THE DUMPSTER ON THIS "FAMILY DOLLAR" STORE IS OVERFLOWING WITH TRASH AND DEBRIS INCLUDING THE IN AND OUTSIDE AREAS AROUND IT. THIS IS A REPEAT VIOLATION OF CASE NUMBER CE18090093. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

BCZ-39-79(a)

THERE IS LANDSCAPING THAT IS NOT PROPERLY MAINTAINED AT THIS LOCATION. THE LANDSCAPE ON THIS "FAMILY DOLLAR" STORE IS NOT MAINTAINED PROPERLY. THERE ARE BUSHES AND HEDGES THAT ARE OVERGROWN AND ENCROACHING ON THE PARKING LOT AND THE RIGHT-OF-WAY. THIS IS A REPEAT VIOLATION OF CASE NUMBER CE18090093. THIS CASE WILL BE PRESENTED TO

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THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

**Case: CE22110429**

2201 NW 29 TER

LOCKHART, L JR & JOHNNIE M

Service was via posting at the property on 2/22/23 and at City Hall on 2/28/23.

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

VIOLATIONS: BCZ-39-275(6)(B)

NON-PERMITTED LAND USE IN THIS RS-5 ZONING DISTRICT. THERE IS UNROOFED OUTDOOR STORAGE. THERE IS A COUCH STORED IN FRONT OF PROPERTY.

9-306

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

9-305(b)

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

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

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

**Case: CE22110368**

644 NW 15 TER

CHHIENG, QUAN CHI

Service was via posting at the property on 2/23/23 and at City Hall on 2/28/23.

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

VIOLATIONS: 9-306 **COMPLIED**

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

9-304(b)

THE GRAVEL DRIVEWAY/PARKING AREA ON THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS GROWTH OF WEEDS AND IS NOT WELL GRADED OR LEVEL.

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

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

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**Case: CE22110345**

615 NW 10 TER

REAL ESTATE INTL INVESTMENTS & DEVELOPMENT

%GRISALES-RACINI

Service was via posting at the property on 2/13/23 and at City Hall on 2/28/23.

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

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

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

9-306 **COMPLIED**

9-305(a) **COMPLIED**

9-280(h)(1)

THE WOOD FENCE TO THE SOUTH SIDE OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS A SECTION WHICH IS LEANING AND IS NOT SECURED.

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

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

**Case: CE22110387**

629 NW 13 TER

CASCADE FUNDING MTG TR %PHH MTG CORP

Service was via posting at the property on 2/28/23 and at City Hall on 2/28/23.

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

VIOLATIONS: 9-306

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

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

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

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

**Case: CE22060843**

820 NW 19 TER

BERAJA526 LLC

Service was via posting at the property on 2/1/23 and at City Hall on 2/28/23.

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

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

9-308(b) **COMPLIED**

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED INCLUDING FASCIA AND SOFFITS. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE19051948. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

**9-305(b) COMPLIED**

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. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE19051948. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

**9-304(b) COMPLIED**

THE CONCRETE/ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS STAINED WITH DIRT AND THE PAINT IS FADED/MISSING. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE19051948. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE DAMAGED SECTION AND PORTIONS NOT SECURED.

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

THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE19051948. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Quintero presented the case file into evidence and stated all violations were now in compliance. He requested a finding of fact that violations 9-306, 9-305(b), 9-304(b), and 18-12.(a) had existed as cited.

Mr. Ansbro found in favor of the City that violations 9-306, 9-305(b), 9-304(b), and 18-12.(a) had existed as cited.

**Case: CE22100965**

2216 NW 6 ST

AZTOR OF INDIA CORP

Service was via posting at the property on 2/22/23 and at City Hall on 2/28/23.

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

VIOLATIONS: 6-5

THERE ARE CHICKENS AND/OR ROOSTERS ON THIS VACANT LOT NOT ALLOWED AT THIS NWRAC-MUw ZONING.

**18-12.1.(d) WITHDRAWN**

THE PROPERTY IS VACANT. IT SHALL BE DEEMED AN ABANDONED DWELLING AND THE OWNER HAS FAILED TO REGISTER AS A VACANT PROPERTY.

**6-8. WITHDRAWN.**

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Officer Saimbert presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day.

Mr. Ansbro found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

**Case: CE22120308**

729 NW 1 ST

MAR HOLDING INC

Service was via posting at the property on 2/13/23 and at City Hall on 2/28/23.

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

VIOLATION: Sec. 9-306-

GRAFFITI HAS BEEN PAINTED ON THE EXTERIOR WEST WALL AND ON THE FENCE OF THIS OCCUPIED COMMERCIAL PROPERTY.

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

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

**Case: CE22120157**

820 NW 3 ST

SENOGLU, TULUN SENGUL, ERIN ET AL

Service was via posting at the property on 2/22/23 and at City Hall on 2/28/23.

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

VIOLATIONS: 9-305(b)

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

18-12.(a)

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

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day.

Mr. Ansbro found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

**Case: CE22120129**

316 NE 4 ST

DEPENDABLE EQUITIES LLC

Service was via posting at the property on 2/8/23 and at City Hall on 2/28/23.

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

VIOLATION: 9-306

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

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

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

**Case: CE22110196**

**STIPULATED AGREEMENT**

800 SE 3 AVE

THIRD AVE CONDO ASSN OF FT LAUD INC

Service was via posting at City Hall on 2/28/23.

VIOLATIONS: 47-21.11.A.

THE LANDSCAPE AT THE SUBJECT COMMERCIAL RAC-CC ZONED PROPERTY IS NOT IN COMPLIANCE WITH THE APPROVED LANDSCAPE CONDITIONS.

9-305(a) **COMPLIED**

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

The owner had a stipulated agreement with the City to comply 47-21.11.A. within 63 days or a fine of \$50 per day.

Mr. Ansbro found in favor of the City, approved the stipulated agreement and ordered compliance with 47-21.11.A. within 63 days or a fine of \$50 per day.

**Case: CE22100155**

2429 DAVIE BLVD

CCS REAL ESTATE INVESTMENTS LLC

Service was via posting at the property on 3/1/23 and at City Hall on 2/28/23.

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

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

47-22.6.F

THE STORE FRONT SIGNS ARE CRACKED, BROKEN IN THE CORNERS AND FADED.

9-307(b) **COMPLIED**

9-306

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

18-1. **COMPLIED**

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

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

**Case: CE22110235**

1017 SW 22 AVE

CRESPO, REINALDO J; CRESPO, RICHARD ANTHONY

Service was via posting at the property on 3/1/23 and at City Hall on 2/28/23.

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND AREAS OF THE EXTERIOR THAT ARE DIRTY AND HAVE STAINS.

9-305(b)

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

9-304(b)

THERE IS A VEHICLE (WHITE CHEVY TRUCK) PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY GRAVEL ENTRYWAY IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT.

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

18-4.(c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A BLACK CHEVY LICENSE PLATE #GQQM43 EXP 05-21.

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

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

**Case: CE22110588**

2890 DAVIE BLVD  
MITCHELL, SYLVIA

Service was via posting at the property on 3/1/23 and at City Hall on 2/28/23.

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

VIOLATIONS: 9-280(h)(1)

THE WOOD FENCE SURROUNDING THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS ROTTEN, AND IS LEANING TOWARDS THE GROUND.

9-306 **COMPLIED**

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)

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 SEVERAL SPOTS THROUGHOUT THE PROPERTY.

9-304(b) **COMPLIED**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A WHITE DERELICT LINCOLN, A WHITE DERELICT VESSEL AND A SILVER TRAILER.

18-4.(c)

THERE IS A DERELICT VEHICLE AND A DERELICT VESSEL ON THE PROPERTY. A

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WHITE LINCOLN LICENSE PLATE #HQZ K16 EXP 05-19 VIN # 1LNHM86S15Y6200  
AND A VESSEL REGISTRATION FL 5050 HF EXP 02-09.

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

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

**Case: CE23010735**

**CITATION APPEAL**

9 FIESTA WAY

KERNS FAM TR; KERNS, HUBIE & SANDRA TRUSTEE

VIOLATION: 15-278(7)

THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE  
ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY, CERTIFICATE NUMBER,  
AND/OR SEXUAL PREDATOR VERBIAGE.

The property was cited on 1/31/23 to be complied by 2/1/23. The property was in compliance, fines had accrued to \$1,400 and the City was requesting the full fine be imposed.

Ms. Hasan recommended the appeal be denied.

Mr. Ansbro denied the appeal and imposed the fine.

**Case: CE22110414**

**VACATE OIF 1/26/23 & REIMPOSE**

6711 NW 22 TER

FITCH, KIMBERLY

This case was first heard on 11/22/22 to comply by 12/7/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed. No appeal was received.

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

Mr. Ansbro vacated the Order dated 8/9/22.

Mr. Ansbro imposed the \$800 fine.

**Case: CE22120404**

**CITATION**

4610 NE 18 AVE

FLECHAS, LAURA;

VANDEMEULEBROUCKE, BJORN

This case was cited on 12/19/22 to comply by 1/3/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,800 and the City was requesting the full fine be imposed. An appeal had been received.

Ms. Hasan stated the owner had timely appealed and had missed the first appeal hearing. The City had not heard the appeal and had brought the case back at this hearing for a decision.

Mr. Ansbro imposed the \$1,800 fine.

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**Case: CE22110211**

**VACATE OIF 1/26/23 & CLOSE**

1220 NE 16 AVE

CHARRON FAM TR; CHARRON, NORMAND TRUSTEE

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

Mr. Ansbro vacated the Order Imposing the Fine dated 1/26/23 and closed the case.

**Case: CE23010451**

**CITATION**

201 NE 16 AVE

DELUCA, EDWARD

This case was cited on 1/18/23 to comply by 2/2/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed. No appeal was received.

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

**Case: CE23010377**

**CITATION**

401 N BIRCH RD 811

FORT TIGER CORP

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 \$600 and the City was requesting the full fine be imposed. No appeal was received.

Mr. Ansbro imposed the \$600 fine.

**Case: CE23010337**

**CITATION**

840 NE 17 AVE

V P NE 17TH AVE LLC

This case was cited on 1/11/23 to comply by 1/11/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$14,000 and the City was requesting the full fine be imposed. No appeal was received.

Mr. Ansbro imposed the \$14,000 fine.

**Case: CE23010340**

**CITATION**

1702 NE 9 ST

V P NE 17TH AVE LLC

This case was cited on 1/11/23 to comply by 1/11/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$14,000 and the City was requesting the full fine be imposed. No appeal was received.

Mr. Ansbro imposed the \$14,000 fine.

**Case: CE23010372**

**CITATION**

840 NE 17 WAY

FIDUCIE FAMILIALE CHARRON 1; CHARRON, NORMAND

This case was cited on 1/12/23 to comply by 1/13/23. Violations and extensions were as noted in the agenda. The

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property was in compliance, fines had accrued to \$4,000 and the City was requesting the full fine be imposed. No appeal was received.

Mr. Ansbro imposed the \$4,000 fine.

**Case: CE23010657**

**CITATION**

625 NE 15 AVE

FAUER, ADAM; FAUER, ERICA

This case was cited on 1/24/23 to comply by 1/25/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,200 and the City was requesting the full fine be imposed. No appeal was received.

Mr. Ansbro imposed the \$2,200 fine.

**Case: FC21110010**

817 NW 57 ST

CARTER PROPERTY ENTERPRISES INC

This case was first heard on 1/27/22 to comply by 2/24/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,600 and the City was requesting no fine be imposed.

Mr. Ansbro imposed no fine.

**Case: CE22120183**

**CITATION**

1490 W STATE ROAD 84

PORT EVERGLADES SERVICE STATION LLC

This case was cited on 1/4/23 to comply by 1/14/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,600 and the City was requesting the full fine be imposed. No appeal was received.

Mr. Ansbro imposed the \$15,600 fine.

**Case: CE22090765**

1116 NE 15 AVE 1-2

COLES, CHRISTOPHER;

COHEN, ALEX & TABER, EVAN

This case was first heard on 1/11/23 to comply by 2/1/23. 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: CE23010302**

**CITATION**

1429 SW 9 ST

RIVERSIDE BREEZES CONDO ASSN INC

This case was cited on 1/10/23 to comply by 1/13/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal was received.

Mr. Ansbro imposed the \$9,000 fine, which would continue to accrue until the property was in compliance.

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**Case: CE22070335**

408 NW 14 WAY  
FYR SFR BORROWER LLC  
%HAVENBROOK HOMES

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 \$42,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$42,500 fine, which would continue to accrue until the property was in compliance.

**Case: CE22080780**

2488 SW 6 CT  
SCHMALHAUS, DAGOBERT; BEAULAC, ANDREE

This case was first heard on 11/9/22 to comply by 11/20/22 and 12/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$550 and the City was requesting the full fine be imposed.

Mr. Ansbro imposed the \$550 fine.

**Case: CE22090362**

2540 NW 19 ST  
DEVINE TOUCH INVESTMENTS INC

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 \$10,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$10,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE22060450**

400 NW 15 AVE  
FEDD MELINDA ANN  
FEDD, ELLIOTT NAT

**VACATE OIF 1/26/23 & CLOSE**

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

Mr. Ansbro vacated the Order Imposing the Fine dated 1/26/23 and closed the case.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 47 and 48 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:  
CE22100862

**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:  
CE23010021

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**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:

CE23020295

There being no further business, the hearing was adjourned at 1:15 P.M.

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

ATTEST:

  
\_\_\_\_\_  
CLERK, SPECIAL MAGISTRATE