



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE
VIRTUAL HEARING
THOMAS ANSBRO PRESIDING
MAY 9, 2023
9:00 A.M.**

Staff Present:

Nadine Blue, Code Compliance Supervisor
Christine Chaney, Administrative Assistant
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Code Compliance Manager
Joy Nichols, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Stephanie Bass, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Paulette DelGrosso, Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Amy Kwiatkowski, Code Compliance Supervisor
Malaika Murray, Code Compliance Officer
Karen Proto, Code Compliance Officer
Wilson Quintero Jr., Code Compliance Officer
Diego Santos, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Gail Williams, Code Compliance Officer

Respondents and witnesses

CE23010293: Dianka Perez	CE22090223: Eusebio Gomez; Leandra Walker
CE23030927: Edgard Pierre Sr.; Edgard Pierre Jr.	CE22070067: David Bedoya
CE23030201: Joseph and Thomas Borello	CE23010258: Hazeltine Bruce; Nadine Elliott
CE22060330: Sebastian Vernik	CE22080173: Lauren Schwarzfeld Esq.
CE22110387: Tracy Thornhill	CE23010012: John Adair Watson
CE22100478: Benjamin Coulter	CE22110429: Johnnie and Anita Lockhart
CE22120836: Rashida Joemmankahm	CE22090509: Lior Cohen; Jean-Paul Jacques; Rachel Rudley
FC23010036: Sharee Eric	CE22120347: Vanesti Bennett
CE22090712; CE22090725; CE22090729: Dennis Wright	CE22080501: Lee Cooper
CE23030651: Hallie Campau; Robert Switkes Esq.; Kathy Campos; Jonathan Campau	

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: CE23030651

CITATION APPEAL

1400 BAYVIEW DR
1400 BAYVIEW LLC

The property was cited on 3/20/23 to be complied by 3/20/23. The property was in compliance, the one-time fines totaled \$600 and the City was requesting the full fine be imposed.

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Robert Krock, Code Compliance Officer, reviewed the violations, which concerned a vacation rental property with irreversible violations and one-time fines regarding parking, noise, and occupancy. He displayed Police body cam footage of the scene.

Robert Switkes Esq., the owner's attorney, said Officer Krock had indicated that at the time, he could not find a contact number for the property, but one was found later. Ms. Hasan said that violation had been withdrawn; the parking, noise and occupancy violations remained. Mr. Switkes said the occupants were not evicted until the next morning because that was when the City contacted the owner. He said whenever this happened at this property, they removed the tenant. Mr. Ansbro said the violations were evident, whether the owner was called or not.

Mr. Switkes noted that the next morning, a representative had spoken with the City to confirm they had the contact information and were given "a voiding" of the previous evening's citations. He said citations were re-written on 3/24, citing them for things that were not true. He said the property owner had not been cited before for this property.

Katrina Jordan, Code Compliance Manager, said the responsible party's response to the property does not negate the violations. The property can be cited for violations the Code Officer witnesses. Ms. Hasan agreed that the responsible party did not need to be contacted in order to cite a property. These violations were irreparable and irreversible.

Mr. Ansbro denied the appeal and imposed the \$600 fine.

Case: CE22090509

2445 SW 18 TER

MARINA OAKS CONDO ASSN INC

Service was via posting at the property on 4/19/23 and at City Hall on 4/26/23.

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

VIOLATION: 9-308(a)

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.
THERE ARE TARPS ON MULTIPLE ROOFS WITHIN THE COMPLEX.

Officer Murray presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$200 per day.

Lior Cohen, association president, said the roof was hurricane damaged and they were in litigation with the insurance company. He explained they had begun the claim immediately after Hurricane Irma in 2017. He added that the roofs were not leaking. Officer Murray requested the respondent be ordered to attend the 7/11/23 hearing to provide a status report and documentation.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$200 per day and ordered the respondent to attend the 7/11/23 hearing..

Case: CE22080501

5201 NE 17 AVE

COOPER, LEE T & SUSAN L

This case was first heard on 11/9/22 to comply by 12/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,050 and the City was requesting the full fine be imposed.

Malaika Murray, Code Compliance Officer, recommended imposition of the fine. He stated two neighbors had complained about the property. Administrative costs totaled \$755.

Lee Cooper said he had done his best to comply.

Mr. Ansbro imposed a fine of \$5,000 for the time the property was out of compliance, inclusive of administrative costs.

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Case: CE22080173

2200 NE 66 ST

IMPERIAL POINT COLONNADES CONDOMINIUM ASSOC

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 \$1,350 and the City was requesting the full fine be imposed.

Dorian Koloian, Senior Code Compliance Officer, said the roof replacement was in process and declared the property in compliance. She recommended reducing fines to administrative costs of \$884.

Lauren Schwarzfeld Esq. the association's attorney, agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$884.

Case: CE22120836

1101 NW 7 AVE

MPBX LLC

This case was first heard on 2/14/23 to comply by 3/21/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,900 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, recommended imposition of the fine.

Rashida Joemmankahm, owner, said the roof had been cleaned. She said she needed to add parking spaces to the property to resolve the bare lawn space, which a tenant was using for parking. She said it had taken a long time to get quotes for the parking spaces, and she could not afford the \$8,000 it would cost.

Officer Koloian said the sod on the bare spot must be replaced. She stated the black spots on the roof fascia still needed to be cleaned or painted.

Mr. Ansbro imposed the \$4,900 fine, which would continue to accrue until the property was in compliance.

Case: CE22070067

1500 NW 9 AVE

BEDOYA, DAVID M

This case was first heard on 3/14/23 to comply by 3/24/23, 4/18/23 and 5/2/23. 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.

Gustavo Caracas, Code Compliance Officer, provided background on the case. He said he would not object to a 63-day extension.

David Bedoya said he was making progress and had submitted permit applications for the driveway and fence.

Mr. Ansbro imposed the \$2,300 fine for 18-12(a) and the \$1,050 fine for 9-305(a), which would both continue to accrue until the property was in compliance and granted a 63-day extension for 9-305(b), 9-280(h)(1) and 9-304(b).

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 in compliance, fines had accrued to \$6,300 and the City was requesting the full fine be imposed.

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Gustavo Caracas, Code Compliance Officer, recommended imposition of the fine and said administrative costs totaled \$847.

Benjamin Coulter was present.

Mr. Ansbro imposed a fine of \$1,500 for the time the property was out of compliance.

Case: FC23010036

1105 NE 13 ST

1103 ACQUISITION LLC; % ROSCHMAN ENTERPRISES

Personal service was accepted on 4/27/23. Service was also via posting at City Hall on 4/26/23.

Robert Kisarewich, Fire Safety Captain, testified to the following violation(s):

VIOLATION: 1:13.3.1.1, FFPC 6th

THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Sharee Erics, tenant, said she and her husband had taken over operations in September unaware of the July inspection report. Since they became aware of the violation, they had worked to comply.

Mr. Ansbro found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE23010012

2200 NW 22 ST

PERFECT PROPERTY RESOURCES LLC

Service was via posting at the property on 5/1/23 and at City Hall on 4/26/23.

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

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER THAT HAS BEEN REPLACED BY SAND AND REQUIRES LIVING GROUND COVER.

BCZ-39-275(9)(e)(1) **COMPLIED**

THERE ARE BOATS AND TRAILERS IMPROPERLY BEING STORED ON THE PROPERTY.

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

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

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

John Adair Watson Esq., attorney for Perfect Property Resources, thought they had complied the violations. He requested time to address the remaining violation.

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

Case: CE22120347

3021 NW 19 ST

AUER DA FA LLC % FAMILY DOLLAR;

ATTN: LEASE ACCOUNTING ST #30486

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This case was first heard on 3/14/23 to comply by 4/11/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$35,000 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.

Vanesti Bennett said the parking lot issues were resolved and they had requested quotes for the other repairs.

Mr. Ansbro imposed the \$35,000 fine, which would continue to accrue until the property was in compliance.

Mr. Ansbro lost his voice during the proceedings and Ms. Hasan spoke for him.

Case: CE22110429

REQUEST FOR EXTENSION

2201 NW 29 TER

LOCKHART, L JR & JOHNNIE M

This case was first heard on 3/14/23 to comply by 4/11/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$4,200.

Karen Proto, Code Compliance Officer, recommended imposition of the fine.

Anita Lockhart, the owner's daughter, said her mother had not made the family aware of the notices until last month. She requested 60 days.

Mr. Ansbro granted a 63-day extension, during which time no fines would accrue.

Case: CE23030927

408 SW 25 TER

PIERRE, EDGARD & MARLEINE

Service was via posting at the property on **4/26/23** and at City Hall on **4/26/23**.

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

VIOLATIONS: 18-1.

THERE IS STORAGE UNDER THE CARPORT, CONSISTING OF A REFRIGERATOR, INDOOR FURNITURE, AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A REPEAT VIOLATION FROM CASE NUMBER CE19050466. THE CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION FROM CASE NUMBER CE19050466. THE CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE. THIS IS A REPEAT VIOLATION FROM CASE NUMBER CE19050466. THE CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER

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OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE EXISTING NUMBERS HAVE FADED.

Officer Santos presented the case file into evidence and recommended imposing \$4,625 for 18-12(a), 9-305(b), and 18-1, \$25 per day, per violation, since the property was cited on March 8, 2023 and ordering compliance with 9-313(A) within 10 days or a fine of \$25 per day.

Edgard Pierre Sr. and Edgard Pierre Jr. requested additional time. Ms. Hasan suggested not allowing more than 10 days for the house numbers violation.

Mr. Ansbro found in favor of the City and ordered compliance with 9-313(A) within 10 days or a fine of \$25 per day; imposed a fine of \$25 per day each for 18-1 and 9-305(b), beginning on 3/5/23 and continuing until the property was in compliance; and imposed a fine of \$25 per day for the 61 days 18-12(a) was out of compliance (\$1,525).

Case: CE23010293

104 SW 24 AVE
PEREZ, DIANKA

Service was via posting at the property on 4/26/23 and at City Hall on 4/26/23.

Diego 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 ON ITS SWALE.

9-305(b)

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

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

Dianka Perez said she had been caring for her dying father when the property was cited.

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

Case: CE23030201

420 SW 16 ST 1-2
BORELLO, JOSEPH A

Service was via posting at the property on 5/1/23 and at City Hall on 4/26/23.

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

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

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, MISSING PAINT, AND PEELING PAINT.

9-308(b) **COMPLIED**

THE ROOF IS NOT BEING MAINTAINED IN A CLEAN CONDITION. THERE IS DEBRIS ON THE ROOF.

9-304(b)

THERE ARE VEHICLES/TRAILERS AND A JET SKI PARKED ON THE GRASS/LAWN AREA IN THE REAR OF THE PROPERTY.

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

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

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

Joseph Borello said he was not notified of the violation by his son, who occupied the property. He discussed work he had already done and work he intended to do to resolve the violations. Mr. Borello said he had lived at the property 40 years and wondered why he had been cited now.

Thomas Borello, the owner's son, asked about using gravel for a parking area and Ms. Hasan said the Engineering Division would need to review this request

Mr. Ansbro found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE22110387

629 NW 13 TER
CASCADE FUNDING MTG TR
%PHH MTG CORP

This case was first heard on 3/14/23 to comply by 4/11/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Tracy Thornhill said they were evaluating bids for the work and requested additional time.

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

Case: CE22060330

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, fines had accrued to \$8,600 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.

Sebastian Vernik said they were working with the City to obtain permits.

Mr. Ansbro imposed the \$8,600 fine, which would continue to accrue until the property was in compliance.

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

Case: CE22090712

ORDERED TO REAPPEAR

1217 NW 6 ST
WRIGHT DYNASTY LLC

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.

Wilson Quintero Jr., Code Compliance Officer, said the demolition permit was in process and recommended a 63-day extension for all three cases, and ordering the respondent to attend that hearing.

Dennis Wright thanked the City.

Mr. Ansbro granted a 63-day extension, during which time no fines would accrue.

Case: CE22090725

ORDERED TO REAPPEAR

1219 NW 6 ST
WRIGHT DYNASTY LLC

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.

Mr. Ansbro granted a 63-day extension, during which time no fines would accrue.

Case: CE22090729

ORDERED TO REAPPEAR

1223 NW 6 ST
WRIGHT DYNASTY LLC

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.

Mr. Ansbro granted a 63-day extension, during which time no fines would accrue.

Case: CE22090223

1440 MIAMI RD
1440 ROCE LLC

This case was first heard on 1/11/23 to comply by 4/12/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$675 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rafael Santos, Code Compliance Officer, recommended imposition of the fine.

Leandra Walker, property manager, explained the permitting issue they were having with the City. Officer Santos suggested a 35-day extension.

Eusebio Gomez, LLC manager, was present.

Mr. Ansbro granted a 35-day extension, during which time no fines would accrue.

Case: FC23010010

916 SW 8 AVE
CARO, LEONARD J COHEN-CARO, MYRA

Service was via posting at the property on 4/25/23 and at City Hall on 4/26/23.

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Robert Kisarewich, Fire Safety Captain, 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.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Mr. Ansbro found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE23010436

118 SW 22 TER

BROWNLEE, DONALD H/E; BROWNLEE-FULLER, CAROLYN ET AL

Service was via posting at the property on 4/26/23 and at City Hall on 4/26/23.

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

VIOLATIONS: 47-34.4.A.1. **COMPLIED**

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

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A GRAY CHEVY S10 TRUCK WITH NO LICENSE PLATE, VEHICLE HAS FRONT END DAMAGE, BROKEN TAIL LIGHTS AND TRUCK BED IS FULL OF MISCELLANEOUS ITEMS CREATING A PUBLIC NUISANCE.

18-1. **COMPLIED**

THERE ARE ITEMS BEING STORED UNDER THE CAR PORT INCLUDING BUT NOT LIMITED TO BUCKETS, LARGE METAL PANS, SHEETS OF PLYWOOD, CRATES, CONTAINERS AND OTHER MISCELLANEOUS ITEMS THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-304(b)

THERE ARE VEHICLES ON THE GRASS/LAWN AREA. THE DERELICT CHEVY TRUCK AND A FORD TRUCK IN THE RIGHT SIDE OF THE PROPERTY. THE DRIVEWAY ENTRANCE IS MISSING GRAVEL.

9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE NUMBERS IN THE MAILBOX ARE FADED AND ALMOST NOT VISIBLE.

9-305(b)

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

9-306

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

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

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

Case: CE23010800

112 SW 22 TER

RAMIREZ, JOSE M

Service was via posting at the property on 4/26/23 and at City Hall on 4/26/23.

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

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

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE MISCELLANEOUS ITEMS BEING STORED OUTSIDE IN THE FRONT OF THE PROPERTY INCLUDING BUT NOT LIMITED TO: TOOLBOX COVERED BY BLUE TARP, TIRE AND CONTAINERS.

9-305(b)

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

9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED AT THIS PROPERTY. THE DRIVEWAY ENTRYWAY IS MISSING GRAVEL. IT IS NOT LEVELED AND THERE ARE WEEDS GROWING THROUGH IT.

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

Mr. Ansbro found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE23020753

1425 SW 19 AVE

PANAGIOTATOS, CYNTHIA & GREGORY

Service was via posting at the property on 4/26/23 and at City Hall on 4/26/23.

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

VIOLATIONS: 47-34.4.C.1. **COMPLIED**

THERE IS AN RV/MOBILE HOME, A WHITE/GRAY ASPECT WINNEBAGO RV LICENSE PLATE PTFT25 EXP 09-23 PARKED AND/OR BEING STORED AT THIS RS-8 SINGLE FAMILY RESIDENTIAL ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING WHILE PARKED OR STORED WITHIN THE CITY IS NOT PERMITTED. THE RV IS CONNECTED TO THE ELECTRIC SUPPLY AND THE AIR CONDITIONER OF THE RV IS ON.

47-39.A.1.b(9)(c) **COMPLIED**

THERE IS AN RV/MOBILE HOME, A WHITE/GRAY ASPECT WINNEBAGO RV LICENSE PLATE PTFT25 EXP 09-23 PARKED AND OR BEING STORED AT THIS RS-8 SINGLE FAMILY RESIDENTIAL ZONED PROPERTY, CONNECTED TO ELECTRICAL SUPPLY.

18-1. **COMPLIED**

THERE ARE ITEMS BEING STORED UNDER THE CARPORT AT THIS RS-8 SINGLE FAMILY RESIDENTIAL ZONED PROPERTY INCLUDING BUT NOT LIMITED TO:

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SEVERAL PLASTIC CONTAINERS FULL OF MISCELLANEOUS ITEMS, COOLER, AUTO SUPPLIES, BAGS, BOXES, TENT, INDOOR FURNITURE AND OTHER MISCELLANEOUS ITEMS THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-278(e) **COMPLIED**

THERE ARE HURRICANE SHUTTERS COVERING TWO WINDOWS IN THE FRONT OF THE PROPERTY OF THIS OCCUPIED RS-8 RESIDENTIAL PROPERTY.

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.

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

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

Case: FC22110017

1825 NE 26 AVE
OHANYAN, NIKOLAY

This case was first heard on 3/14/23 to comply by 4/11/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,600 and the City was requesting the full fine be imposed.

Mr. Ansbro imposed no fine.

Case: CE22070656

1760 NW 24 TER
WILLIS, MARY EST

This case was first heard on 1/11/23 to comply by 4/12/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$675 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$675 fine, which would continue to accrue until the property was in compliance.

Case: CE22090051

1320 MIAMI RD 09
CASSARINO, RICHARD; PRATT, LISA

VACATE F/O 1/11/2023

This was a request to vacate the Final Order dated 1/11/23.

Mr. Ansbro vacated the Final Order dated 1/11/23.

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Case: CE22110368

644 NW 15 TER
CHHIENG, QUAN CHI

This case was first heard on 3/14/23 to comply by 4/11/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$700 and the City was requesting the full fine be imposed.

Mr. Ansbro imposed the \$700 fine.

Case: CE22080005

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, fines had accrued to \$5,175 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$5,175 fine, which would continue to accrue until the property was in compliance.

Case: CE22080008

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, fines had accrued to \$2,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$2,000 fine, which would continue to accrue until the property was in compliance.

Case: CE22110345

615 NW 10 TER
REAL ESTATE INTL INVESTMENTS
AND DEVELOPMENT %GRISALES-RACINI

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, fines had accrued to \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$1,400 fine, which would continue to accrue until the property was in compliance.

Case: CE22100135

704 SW 24 AVE
PINDER, ASHOMY

This case was first heard on 2/14/23 to comply by 3/21/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$125 and the City was requesting the full fine be imposed.

Mr. Ansbro imposed the \$125 fine.

Case: CE23010735

9 FIESTA WAY
KERNS FAM TR; KERNS, HUBIE & SANDRA TRUSTEE

VACATE ORDER OF 3/14/2023

This was a request to vacate the Order dated 3/14/23.

Mr. Ansbro vacated the Order dated 3/14/23.

Special Magistrate Hearing

May 9, 2023

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

CE23010258

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:

CE23010540

CE23020524

CE23010253

CE22100615

CE22080909

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:

CE22120464

There being no further business, the hearing was adjourned at 11:56 A.M.



SPECIAL MAGISTRATE

ATTEST:



CLERK, SPECIAL MAGISTRATE