



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE
VIRTUAL HEARING
TOM ANSBRO PRESIDING
JUNE 13, 2023
9:00 A.M.**

Staff Present:

Nadine Blue, Code Compliance Supervisor
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Code Manager
Joy Nichols, Administrative Assistant
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Sr. Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Patt Gavin, Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Amy Kwiatkowski, Code Compliance Supervisor
Malaika Murray, Code Compliance Officer
Wilson Quintero Jr., Code Compliance Officer
Berstein Saimbert, Code Compliance Officer
Diego Santos, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Paul Stuart, Code Compliance Officer

Respondents and witnesses

CE22100619: Tomas Possenti	CE23040309: Joseph Cohen, Sigal Amsalem
CE23010212; CE23020323: Andrew Schein Esq.	CE22100391; CE22080588: Glyn LeBlanc
CE22110387: Robert McLean Esq.	CE23020797: Robert Primo
CE22120819: Alexander Kostinsky	CE23040376: Andrew Naumov; Gil Steel
CE23030929: David Warren	CE23050515: Adrien Veltri
CE22110598: Juan Collar	CE23040400: Robert Switkes Esq.
CE22080909: Laura Colaner; Joseph Colaner	CE21050038: Roya Edwards
CE22110298: Shika Johnson	FC23030001: Richard Benjamin
CE23010621: Nikolay Chikishev	CE23040440 : Lauren Pleffner
FC23030004: Ryan Aboud Esq.	CE23010866: Joyce Young
CE23030717; CE23040655: Elencia Alcuis; Chris Mancini Esq.	

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: CE22110598

1201 CITRUS ISLE 1-2
CASTILLO PAULINO, WELINGTON A

This case was first heard on 3/14/23 to comply by 5/9/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Malaika Murray, Code Compliance Officer, said two of the original six violations remained.

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Juan Collar said they just needed to close a permit and requested additional time. Officer Murray suggested 28 days.

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

Case: CE22090123

REQUEST FOR EXTENSION

742 NW 10 TER

BELIEVERS TRUST MINISTRIES INC

This case was first heard on 3/30/23 to comply by 5/25/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,850.

Julio Davila, Code Compliance Supervisor, said one of the original four violations was in compliance. He said he would not oppose an extension, and suggested 28 days.

The property representative said most work was completed. He said he was awaiting insurance to help pay for the fence replacement. Mr. Ansbro pointed out that removing the fence would comply the violation, but the representative said the fence helped lessen the amount of trash on the property from passers-by.

Mr. Ansbro granted a 56-day extension, during which time no fines would accrue.

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

Case: CE23030717

2674 E OAKLAND PARK BLVD

GONGALES, ARRON C; STRAMAGLIA, VITO

Service was via posting at the property on 5/25/23 and at City Hall on 5/30/23.

Paul Smart, Code Compliance Officer, testified to the following violation(s):

VIOLATION: Sec. 17-6.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 50dBA AFTER 10 P.M. ON 4/2/2023 DECIBEL LEVELS WERE MEASURED AS FOLLOWS: 73DBA @1:58AM; 72DBA @1:59AM; 72DBA @1:59AM. THIS VIOLATION IS IRREPARABLE/IRREVERSIBLE IN NATURE.

Officer Smart said the case had been brought pursuant to numerous neighbor complaints. He showed video of the violation, presented the case file into evidence and recommended imposing the maximum fine of \$15,000.

Chris Mancini, the owner's attorney, said the applicable decibel level at a commercial property was 65, not 50. He said his client had already installed soundproofing materials. He also believed the video was picking up ambient noise from vehicles and requested the sound be retested after a 28-day extension. Officer Smart later confirmed that there was no ambient noise when he took the readings.

Julio Davila, Code Compliance Supervisor, said the noise level of the *complainant's* use applied, and the readings had been taken from the complainant's property. He opposed any extension, noting the problem had existed for months with zero cooperation from the owner.

Elencia Alcius, tenant and part owner, said there was a car evident in the video within feet of the officer. She stated even when the lounge was closed, the decibel level was above 50. Ms. Alcius thought the code was ambiguous regarding what sound level applied; she said they had been told the commercial level applied to this commercial property. She added that the commercial use had existed prior to the residential use. Supervisor Davila said they took ambient noise into account, and reiterated that the owner had done nothing to mitigate the situation.

Katrina Jordan, Code Manager, stated there had been 24 complaints in the past 12 months regarding this property.

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Ms. Alcius stated she had never received notice and Ms. Hasan reminded her that only the owner was provided notice. She noted Ms. Alcius had been requesting a continuance for weeks, so she was aware of this proceeding.

Mr. Ansbro found in favor of the City and imposed a fine of \$15,000.

Case: CE23040655

2674 E OAKLAND PARK BLVD
GONGALES, ARRON C; STRAMAGLIA, VITO

Service was via posting at the property on 5/25/23 and at City Hall on 5/30/23.

Paul Smart, Code Compliance Officer, testified to the following violation(s):

VIOLATION: Sec. 17-6.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 50dBA AFTER 10 P.M. ON 04/30/2023 DECIBEL READINGS WERE AS FOLLOWS: 55DBA @ 1:55AM; 58DBA @ 1:56AM; 56DBA @ 1:57AM. THIS VIOLATION IS IRREPARABLE/IRREVERSIBLE IN NATURE.

Officer Smart said the case had been brought pursuant to numerous neighbor complaints. He showed video of the violation, presented the case file into evidence and recommended imposing the maximum fine.

Mr. Ansbro found in favor of the City and imposed a fine of \$2,000.

Case: CE23040400

1400 BAYVIEW DR
1400 BAYVIEW LLC; % CHAYA KIRZNER

Service was via posting at the property on 5/24/23 and at City Hall on 5/30/23.

VIOLATION: 15-282.(d)(1)a.

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A CERTIFICATE SUSPENSION (180 DAYS) BEFORE THE SPECIAL MAGISTRATE. (CE23030651 – PARKING, NOISE AND OCCUPANCY VIOLATIONS).

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

Robert Switkes Esq., the owner's attorney, said the owner had been totally compliant but the tenant had caused the problems. He said the tenant had been escorted off the property and forfeited their deposit. He stated this was the only time in the year his client owned the property that there had been an issue. Mr. Ansbro recalled the violations had been egregious. Mr. Switkes said the tenant had evaded every system the owner had in place, including a personal property check before midnight. He requested leniency.

Mr. Ansbro found for the City and revoked the vacation rental certificate for 180 days.

Case: CE23050515

6600 NE 21 DR
KORMAN, JACLYN A; VELTRI, ADRIEN

Service was via posting at the property on 5/24/23 and at City Hall on 5/30/23.

VIOLATION: 15-282.(d)(1)d.

THERE IS A VIOLATION OF THE FLORIDA BUILDING CODE WHICH CONSTITUTE A REQUEST FOR TEMPORARY SUSPENSION OF THE VACATION RENTAL CERTIFICATE.

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Leonard Champagne, Senior Code Compliance Officer, testified that a fence and gates had been installed without a permit at this vacation rental and requested a suspension until a permit was issued.

Adrien Veltri said the fence was installed by the prior owner but he believed it complied. He said he had applied for a new permit for the fence and the application was in review. He requested an extension.

Katrina Jordan, Code Manager, reminded Mr. Veltri that he must cease operations at the property and this included removing the short-term rental advertisements during the suspension.

Mr. Ansbro found for the City and suspended the vacation rental certificate until the fence permit was issued.

Case: CE23040376

6001 N POWERLINE RD

6001 POWERLINE LLC

Personal service was accepted on 5/24/23. Service was also via posting at City Hall on 5/30/23.

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

VIOLATIONS: 47-19.9

THERE IS OUTDOOR STORAGE OF DERELICT VEHICLES AT THIS PROPERTY'S PARKING LOT AREA. THE OUTDOOR STORAGE IS NOT SCREENED BY A WALL IN ACCORDANCE WITH REQUIREMENTS OF SECTION 47-19.9.

18-4.(c)

THERE ARE DERELICT VEHICLES AND/OR TRAILERS PARKED/STORED ON THE PROPERTY'S PARKING LOT AREA.

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 within 10 days or a fine of \$150 per day, per violation.

Andrew Naumov, owner, said they were remodeling the property, with permits. He described their progress and requested time to complete the remodeling, while using the parking lot to temporarily store items. Officer Caracas said the owner had been told by Engineering not to store the vehicles outside unless he built a ten-foot wall.

Mr. Naumov displayed his own current photos of the property. Officer Caracas suggested increasing the time to comply to 28 days.

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

Case: CE22120819

901 NW 3 AVE

901 NW 3RD AVE LLC

Service was via posting at the property on 5/24/23 and at City Hall on 5/30/23.

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

VIOLATION: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS IN AND AROUND THE VACANT LOT/PROPERTY CONSISTING OF BUT NOT LIMITED TO HOUSEHOLD TRASH, CANS, FURNITURE, AND CONSTRUCTION DEBRIS. THE OVERGROWTH EXTENDS TO

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BUT IS NOT LIMITED TO THE SWALE/RIGHT-OF-WAY. THE SHRUBBERY SURROUNDING THE VACANT LOT IS OVERGROWN AND EXTENDS TO THE RIGHT-OF-WAY.

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

Alexander Kostinsky said all the trash had been removed and he had a landscaper to do the other work. He requested 30 days.

Mr. Ansbro found in favor of the City and ordered compliance within 28 days or a fine of \$200 per day.

Case: CE21050038

1201 SE 2 CT
LAS OLAS REGENCY TR;
DOERING, JUDITH C TRUSTEE ET AL

This case was first heard on 6/30/22 to comply by 9/29/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,100 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended imposition of the fine.

Roya Edwards, representative, said the owner had pulled all permits and constructed the wall. She requested a fine reduction to administrative costs.

Mr. Ansbro imposed the \$4,100 fine.

Case: CE23030929

1110 NE 12 AVE 1-2
RIOUX, STEPHANE; WARREN, DAVID

Service was via posting at the property on 5/31/23 and at City Hall on 5/30/23.

Patt Gavin, Code Compliance Officer, testified to the following violation:

VIOLATION: 15-272.(a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE
REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 48 hours or a fine of \$200 per day.

David Warren said they had all licenses and were awaiting inspections. He stated they were not currently renting the property, but they had reservations for July. Katrina Jordan, Code Manager, said it was not possible to schedule an inspection within 48 hours and suggested allowing 10 days. Mr. Ansbro advised Mr. Warren that the ad must also be pulled until they were in compliance.

Mr. Ansbro found in favor of the City and ordered compliance within 10 days or a fine of \$250 per day.

Case: FC23030001

1800 S OCEAN DR
TOWNHOUSES OF HARBOR BEACH CONDO ASSN

Service was via posting at the property on 5/31/23 and at City Hall on 5/30/23.

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

VIOLATIONS: NFPA 1:4.5.8.6, FFPC

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Case: CE23010212

534 HENDRICKS ISLE
BEXA LLC

This case was first heard on 3/14/23 to comply by 5/9/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Andrew Schein Esq., the owner's attorney, said Chris Cooper, Director of the Building Department, agreed that the intent of the code section was to prohibit an accessory structure when there was no main structure, not when the main structure was undergoing redevelopment. The Building Department agreed to continue this as long as the permit was active and the principle structure was under construction. He requested an extension for the length of the permit.

Ms. Hasan said the violation had been determined to exist and no one here was aware of any agreement with the Building Department.

Mr. Ansbro granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/11/23 hearing.

Case: CE23020323

1313 E LAS OLAS BLVD
1313 EAST LAS OLAS BLVD LLC

Personal service was accepted on 5/24/23. Service was also via posting at City Hall on 5/30/23.

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

VIOLATION: 47-19.9.A.5.a.
THERE ARE ITEMS PLACED ON THE FRONT OF THIS PROPERTY INCLUDING BUT NOT LIMITED TO CHAIRS AND TABLES. THIS BUSINESS HAS NOT OBTAINED THE NECESSARY PERMITS/APPROVAL FROM CITY.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$150 per day.

Katrina Jordan, Code Manager, said the Building Administrator had determined it would take six months to obtain the permit.

Andrew Schein Esq., the owner's attorney, agreed to comply.

Mr. Ansbro found in favor of the City and ordered compliance within 182 days or a fine of \$150 per day.

Case: CE22080909

1429 MIAMI RD
MCCURRY, MARY

This case was first heard on 12/13/22 to comply by 1/24/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,050 and the City was requesting the full fine be imposed.

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

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Joseph Colaner, the owner's son, described their efforts to comply. Laura Colaner, representative, said her father had experienced difficulty hiring contractors and contacting the City for inspections. Officer Williams recommended reducing fines to administrative costs of \$801.

Mr. Ansbro imposed administrative costs of \$801.

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

Case: CE22100391

4000 N FEDERAL HWY
PADEL BROWARD LLC

Service was via posting at the property on 5/31/23 and at City Hall on 5/30/23.

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

VIOLATIONS: 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.

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

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

Officer Koloian presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Glyn LeBlanc stated they had recently purchased the property and were in the process of demolishing the structure.

Mr. Ansbro found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day and ordered the respondent to attend the 8/8/23 hearing..

Case: CE22080588

4008 N FEDERAL HWY
PADEL BROWARD LLC

Service was via posting at the property on 5/31/23 and at City Hall on 5/30/23.

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

VIOLATIONS: 18-1. **COMPLIED**

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

9-306

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

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

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

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ITS SWALE.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Glyn LeBlanc was unsure the demolition could be accomplished within 56 days.

Mr. Ansbro found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day and ordered the respondent to attend the 8/8/23 hearing.

Case: CE23020797

5150 BAYVIEW DR

PRIMO, ROBERT M

Service was via posting at the property on 5/31/23 and at City Hall on 5/30/23.

Dorian Koloian, Senior 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 TREE LIMBS AND BRANCHES PILED UP ON THE PROPERTY INCLUDING THE BACKYARD.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THE BACKYARD OF THIS PROPERTY HAS OVERGROWTH AND IS NOT BEING MAINTAINED.

47-34.4.B.1. **COMPLIED**

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AT THIS LOCATION. THERE IS A WHITE COLOR BOX TRUCK ON THE SIDE OF THE THIS PROPERTY.

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

Robert Primo said the tenant, who was responsible to maintain the property, had vacated. Mr. Primo said he had been out of state and had suffered serious medical issues recently. He had hired someone to maintain the landscaping. Mr. Primo requested more than 28 days.

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

Case: CE23010866

1701 NW 7 PL

YOUNG, JOYCE H/E; YOUNG, BETTY LEE EST

Service was via posting at the property on 5/25/23 and at City Hall on 5/30/23.

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

VIOLATIONS: 9-308(b) **COMPLIED**

THE ROOF IS NOT BEING MAINTAINED. THERE IS AN ACCUMULATION OF DEBRIS/PINE NEEDLES WHICH IS NOT A PERMANENT PART OF THE ROOF. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE21060257 AND WILL BE BROUGHT TO A HEARING WHETHER OR NOT IT COMPLIES.

9-304(b)

THE CONCRETE DRIVEWAY OF THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS STAINS OF DIRT OR OIL. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE21060257 AND WILL BE BROUGHT TO A HEARING

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WHETHER OR NOT IT COMPLIES.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day and a finding of fact that 9-308(b) had existed as cited.

Joyce Young agreed to comply.

Mr. Ansbro found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day and found that 9-308(b) had existed as cited.

Mr. Ansbro took a brief recess.

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

Case: CE23010621

2130 NW 6 PL

TNM ATLANTIC LLC

Service was via posting at the property on 5/25/23 and at City Hall on 5/30/23.

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

VIOLATIONS: 47-19.5.D.5. **WITHDRAWN**

THERE IS A WALL ON THE PROPERTY THAT HAS GRAFFITI AND IS NOT BEING MAINTAINED AS REQUIRED. THE SURFACE IS STAINED WITH DIRT AND HAS CHIPPED, MISSING AND/OR PEELING PAINT.

47-21.11.A.

THE LANDSCAPE AT THIS PROPERTY AND THE SWALE IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS THROUGHOUT. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER AND AREAS WHERE GRAVEL HAS DETERIORATED AND HAS A GROWTH OF WEEDS/PLANT MATERIAL GROWING THROUGH.

47-19.1.C.

THERE ARE VEHICLES, BOATS, TRAILERS AND STORAGE CONTAINERS BEING PARKED/STORED ON THIS VACANT LOT WHICH HAS NO PRIMARY USE AND IS NOT PERMITTED PER THE ULDR FOR THIS (GENERAL INDUSTRIAL) ZONED PROPERTY.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation and ordering the respondent to attend the 7/11/23 hearing.

Nikolay Chikishev said their project had been delayed by the City requiring a wall to be completed and the swale re-dug before issuing the building permit. He said the trash was blowing onto his property from an adjacent City-owned property.

Julio Davila, Code Compliance Supervisor, said the permits had been issued, they were not on hold. He stated the vehicles could only be stored on a property with a primary use and there was none on this property. Supervisor Davila and Mr. Chikishev reviewed the storage on the property and whether it would be allowed to continue.

Mr. Ansbro found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 7/11/23 hearing.

Case: CE23021020

635 NW 21 AVE

TNM ATLANTIC LLC

Service was via posting at the property on 5/25/23 and at City Hall on 5/30/23.

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

VIOLATIONS: 47-21.11.A.

THE LANDSCAPE AT THIS PROPERTY AND THE SWALE IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS THROUGHOUT. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER AND AREAS WHERE GRAVEL HAS DETERIORATED AND HAS A GROWTH OF WEEDS/PLANT MATERIAL GROWING THROUGH.

47-19.1.C.

THERE ARE VEHICLES, BOATS AND TRAILERS AND STORAGE CONTAINERS BEING PARKED/STORED ON THIS VACANT LOT WHICH HAS NO PRIMARY USE AND IS NOT PERMITTED PER THE ULDR FOR THIS (GENERAL INDUSTRIAL) ZONED PROPERTY.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation and ordering the respondent to attend the 7/11/23 hearing.

Mr. Ansbro found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 7/11/23 hearing.

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 in compliance, fines had accrued to \$1,550 and the City was requesting the full fine be imposed.

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

Robert McLean Esq. said the property was in compliance prior to the deadline. He requested the fine be waived. Officer Quintero agreed to reducing the fines to administrative costs of \$838.

Mr. Ansbro imposed administrative costs of \$838.

Case: CE23040309

3001 E LAS OLAS BLVD

BROOKLYN 46TH LLC

Service was via posting at the property on 6/1/23 and at City Hall on 5/30/23.

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE MULTIPLE WINDOWS AND DOORS THAT ARE BROKEN AND/OR MISSING, AS WELL AS A VENT THAT IS DANGLING FROM THE WALL AND NOT SECURELY FASTENED.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS A STATUE PLACED ON TOP OF THE AWNING AS WELL AS EQUIPMENT, AND OTHER MISCELLANEOUS ITEMS THAT WERE PLACED, ERECTED, AND/OR BEING STORED AT THIS PROPERTY THAT IS PROHIBITED PER THE ULDR.

47-22.9.

SIGN(S), INCLUDING BUT NOT LIMITED TO THE WINDOW SIGN HAS/HAVE BEEN ERECTED/PLACED/PAINTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF

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FORT LAUDERDALE.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$500 per day, per violation.

The property manager said the tenant, a pizza shop, had caused the violations and refused to cooperate. She believed only the window violation remained. She stated they had hired an attorney to evict the tenant, but the tenant had not responded to his communication either. Officer Koloian confirmed that the tenant had caused issues with adjacent properties. She added that the tenant had served alcohol without a license and homeless people and animals were occupying the unsecured property. The restaurant had been closed down for health violations.

Ms. Hasan noted that eviction could take months, but there were other legal remedies that could be taken sooner.

The property manager requested more than 10 days because their attorney was out of town but Mr. Ansbro refused.

Mr. Ansbro found in favor of the City and ordered compliance within 10 days or a fine of \$500 per day, per violation.

Case: CE22100619

ORDERED TO REAPPEAR

501 HENDRICKS ISLE
500 HENDRICKS LLC

This case was first heard on 3/14/23 to comply by 6/13/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Tomas Possenti, representative, discussed the impact the King Tides had on assessing what needed to be done. He stated they had a plan now, to elevate the seawall, reface the seawall and re-grade part of the property. He requested additional time.

Dorian Koloian, Senior Code Compliance Officer, recommended a 91-day extension and ordering the respondent to attend the 9/12/23 hearing.

Mr. Ansbro granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/12/23 hearing.

Case: FC23020008

4517 NE 21 AVE
CORAL RIDGE LANDINGS CONDO ASSN INC

Service was via posting at the property on 5/30/23 and at City Hall on 5/30/23.

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 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: FC23020009

4521 NE 21 AVE
CORAL RIDGE LANDINGS CONDO ASSN INC

Service was via posting at the property on 5/30/23 and at City Hall on 5/30/23.

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

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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 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: CE23030709

740 NW 4 AVE 1-4
740 NW 4TH AVENUE LLC

Service was via posting at the property on 5/24/23 and at City Hall on 5/30/23.

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA, INCLUDING
BUT NOT LIMITED TO A BLACK 4 DOOR VEHICLE. THIS IS A RECURRING
VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A
RECURRING VIOLATION FOR A FINDING OF FACT(CE-19062153) WHETHER OR NOT
IT COMES INTO COMPLIANCE BEFORE THE HEARING.

18-4.(c)

HERE ARE DERELICT VEHICLES OR TRAILERS ON THE SWALE (OR) ON THE
PROPERTY, INCLUDING BUT NOT LIMITED TO A BLACK 4 DOOR CAR, A BLACK SUV
WITH NO CURRENT TAGS AND FLAT TIRES.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR
ITS SWALE. THIS IS A RECURRING VIOLATION: THIS CASE WILL BE PRESENTED
TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION FOR A FINDING OF
FACT (CE-22060164, CE-20020429, CE-19062153) WHETHER OR NOT IT COMES
INTO COMPLIANCE BEFORE THE HEARING.

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

Mr. Ansbro found in favor of the City and ordered compliance within 10 days or a fine of \$250 per day, per violation.

Case: CE23020868

420 NW 7 TER
SALAMONE, SALVATORE

Service was via posting at the property on 5/30/23 and at City Hall on 5/30/23.

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

VIOLATIONS: 47-19.9
THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE IS A MATTRESS AND
PLYWOOD ON THE REAR OF THE PROPERTY.

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

9-304(b)

THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT
BEING MAINTAINED. THE GRAVEL DRIVEWAY IS WORN AND HAS GRASS GROWING

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THROUGH IT.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS AND SOFFITS THAT HAVE STAINS AND 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 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 28 days or a fine of \$100 per day, per violation.

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

Case: CE23030272

301 NW 7 AVE

AVENUE D'ARTS FLL LLC

Service was via posting at the property on 5/31/23 and at City Hall on 5/30/23.

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

VIOLATIONS: 9-280(h)(1)

THE CHAIN LINK FENCE AT THIS VACANT PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE HAS MISSING SECTIONS AND IS BROKEN.

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

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 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 \$250 per day.

Case: CE23020343

844 NW 15 AVE

FERREYRA, DON JOHNSON

Service was via posting at the property on 5/30/23 and at City Hall on 5/30/23.

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

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

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

9-304(b) **COMPLIED**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

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

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THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE CE22020696 AND CE21080921. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Saimbert stated the property was now in compliance and requested a finding of fact that 18-12.(A) had existed as cited.

Mr. Ansbro found in favor of the City that 18-12.(A) had existed as cited.

Case: CE22110294

6420 NW 34 AVE
SCHULZE, WALTER

Service was via posting at the property on 5/31/23 and at City Hall on 5/30/23.

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

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

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

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.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE HAS MISSING AND BROKEN AREAS OF FENCING.

BCZ39-275(6)(b)

THERE IS OUTDOOR STORAGE AT THIS COUNTY RS-5 ZONED PROPERTY THAT IS PROHIBITED, INCLUDING BUT NOT LIMITED TO MATTRESSES, CONTAINERS, COOLERS AND EQUIPMENT.

18-4.(c)

THERE IS A DERELICT BOAT TRAILER ON THE SWALE (OR) ON THE PROPERTY.

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

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

Case: CE23050416

1237 NE 4 AVE
1237 CHURCH OF LIGHT LLC

Service was via posting at the property on 5/31/23 and at City Hall on 5/30/23.

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

VIOLATIONS: 47-19.5.E.7.

THE CHAIN-LINK FENCE IS LEANING AND/OR BROKEN. IT IS NOT SECURE

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ALLOWING PEOPLE TO ENTER PROPERTY.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION. REFERENCE CASE NUMBER CE22100279 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

18-1.

THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION. REFERENCE CASE NUMBER CE22100279 AND THIS WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$150 per day, per violation.

Mr. Ansbro found in favor of the City and ordered compliance within 10 days or a fine of \$150 per day, per violation.

Case: CE22120439

2210 NW 22 ST

JACKSON, EVORAL JR

Service was via posting at the property on 5/24/23 and at City Hall on 5/30/23.

Julio Davila, Code Compliance Supervisor, testified to the following violation(s):

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT LOT/ PROPERTY AND THE SWALE AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBERS CE21090450 AND CE22110119. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

18-1. **COMPLIED**

THERE IS AN OVERGROWTH OF VEGETATION, 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.

Supervisor Davila stated the property was now in compliance and requested a finding of fact that the violations had existed as cited.

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

Case: CE23020918

537 SW 22 AVE

BURGESS, ROBERT G

Service was via posting at the property on 5/30/23 and at City Hall on 5/30/23.

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 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 THE SWALE AREA. THIS IS A REPEAT VIOLATION FROM CASE NUMBER CE22030382. THE CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING AND FINES WILL BEGIN FROM THE DATE THE PROPERTY WAS CITED ON FEBRUARY 26, 2023.

9-304(b)

THE DRIVEWAY GRAVEL ENTRANCE IS MISSING GRAVEL. THERE ARE WEEDS GROWING THROUGH IT AND THE CONCRETE DRIVEWAY IS DIRTY AND STAINED.

18-1.

THERE ARE ITEMS BEING STORED UNDER THE CARPORT INCLUDING BUT NOT LIMITED TO: LADDER, CAR PARTS, TOOLS AND A CART. 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.

18-4.(c)

THERE ARE TWO DERELICT VEHICLES AND ONE DERELICT BOAT. THERE IS A GOLD FORD F150 WITH NO LICENSE PLATES PARKED ON THE SWALE AND A GREEN FORD BRONCO LICENSE PLATE JF2QE EXP 08-19. AND A DERELICT GLASSTREAM BOAT ON A TRAILER WITH NO VALID REGISTRATION DECAL PARKED ON THE PROPERTY.

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

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

Case: CE23020490

701 NW 14 WAY

FOSTER, PERRY & LOUISE T

Service was via posting at the property on 5/25/23 and at City Hall on 5/30/23.

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

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

THERE ARE TWO DERELICT VEHICLES BEING PARKED/STORED ON THIS PROPERTY. A BURGUNDY MERCURY GRAND MARQUIS AND A WHITE FORD EXPEDITION.

9-308(b) **COMPLIED**

THERE ARE STAINS OF DIRT ALONG THE ROOF DRIP LINE OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

9-305(b) **COMPLIED**

THE LANDSCAPE AT THIS PROPERTY AND ITS 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 NUMBER CE20011639. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER IT COMPLIES WITH THE VIOLATION OR NOT DUE TO THE RECURRING NATURE.

9-304(b) **COMPLIED**

THE GRAVEL DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THERE IS GROWTH OF GRASS/WEEDS THROUGHOUT THE SURFACE AND IT IS NOT WELL GRADED. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE20011639. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER IT COMPLIES WITH THE VIOLATION OR NOT DUE TO THE RECURRING NATURE.

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

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

Officer Quintero stated the property was now in compliance and requested a finding of fact that 9-305(b) and 9-304(b) had existed as cited.

Mr. Ansbro found in favor of the City that 9-305(b) and 9-304(b) had existed as cited.

Case: CE23020169

609 SW 14 ST
MARKWELL, HENRIETTE

Service was via posting at the property on 5/24/23 and at City Hall on 5/30/23.

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

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

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. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING/PEELING PAINT AND CRACKING STUCCO.

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

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

Case: CE23020524

814 SW 12 PL
HAUCH, PAUL F EST

Service was via posting at the property on 5/24/23 and at City Hall on 5/30/23.

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

VIOLATIONS: 9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED AND IN NEED OF RESURFACING. THERE ARE CRACKS AND UNEVEN AREAS THAT ARE NOT SMOOTH AND WELL GRADED.

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.

9-305(a)

THERE IS OVERGROWTH OF LANDSCAPING WHICH IS ENCROACHING ONTO THE PUBLIC RIGHT-OF-WAY (SIDEWALK).

Officer Santos 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: CE23010329

1331 S OCEAN DR

ESLIB INC

Service was via posting at the property on 5/24/23 and at City Hall on 5/30/23.

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

VIOLATIONS: 18-12.(a)

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

18-1.

THE OVERALL CONDITIONS OF THIS PROPERTY 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 MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-4.4 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO ITEMS COVERED BY TARPS, BUCKETS, PLASTIC BINS AND BOXES. THERE IS ILLEGAL STORAGE OF A DERELICT VEHICLE ON THE PROPERTY.

9-308(b)

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

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

THE GARDEN WALL/FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE GARDEN WALL/FENCE THAT ARE BROKEN, AND MISSING SUPPORT. THERE ARE COLUMNS THAT ATTACH TO THE GARDEN WALL/FENCE THAT ARE FALLING.

9-306

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

9-305(b)

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

9-305(a) **COMPLIED**

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

9-304(b)

THE DRIVEWAY AT THE SUBJECT PROPERTY WAS OBSERVED IN NEED OF MAINTENANCE. THERE ARE AREAS OF THE DRIVEWAY THAT REQUIRE REPAIRS DUE TO CRACKS, POTHOLES AND UNEVEN SURFACES.

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

THERE IS A DERELICT VEHICLE BEING STORED ON THE PROPERTY. THE VEHICLE WAS OBSERVED IN DERELICT CONDITIONS DUE TO THE OVERALL STATE OF NEGLECT AND FLAT TIRES.

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

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

Case: CE23030917

1200 SE 13 TER
RUST, CLARA E

Service was via posting at the property on 5/24/23 and at City Hall on 5/30/23.

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.

9-280(h)(1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE APPEARS TO HAVE ROTTEN SLATS, MISSING PANELS AND THE FENCE DOES NOT APPEAR TO BE STURDY.

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

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

Case: CE22090223

1440 MIAMI RD
1440 ROCE LLC

This case was first heard on 1/11/23 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 \$700 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 a 91-day extension. He said the owner had applied for the permit.

Mr. Ansbro granted a 91-day extension, during which time no fines would accrue.

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Case: CE23030782

832 NE 17 AVE

V P NE 17TH AVE LLC

Service was via posting at the property on 5/31/23 and at City Hall on 5/30/23.

Patt Gavin, Code Compliance Officer, testified to the following violation:

VIOLATION: 15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE
REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$200 per day.

Mr. Ansbro found in favor of the City and ordered compliance within 10 days or a fine of \$500 per day.

Case: CE23020883

1124 NE 2 AVE

HARRIS, WILLIAM

Service was via posting at the property on 5/31/23 and at City Hall on 5/30/23.

Patt Gavin, Code Compliance Officer, testified to the following violation:

VIOLATION: 15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE
REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$240 per day.

Mr. Ansbro found in favor of the City and ordered compliance within 10 days or a fine of \$500 per day.

Case: CE22120401

VACATE ORDER OF 2/14/2023

804 NW 19 ST

MALONE, EDGAR

This was a request to vacate the order dated 2/14/23.

Mr. Ansbro vacated the order dated 2/14/23

Case: CE22120499

3317 NE 15 ST

TANTIKIJ, TARN

This case was first heard on 3/30/23 to comply by 4/9/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,250, and an additional \$17,600 has already been imposed. The City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$3,250 fine, which would continue to accrue until the property was in compliance.

Case: CE22100615

3629 SW 14 ST

TOUSSAINT, PIERRE

This case was first heard on 2/14/23 to comply by 2/24/23 and 3/21/23. Violations and extensions were as noted in the

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agenda. The property was not in compliance, fines had accrued to \$36,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$36,100 fine, which would continue to accrue until the property was in compliance.

Case: CE23010253

2026 NE 32 AVE

FIRST CLASS PROPERTIES INVESTMENT INC

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 \$18,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$18,900 fine, which would continue to accrue until the property was in compliance.

Case: CE23010563

528 NW 18 AVE

BALFE, JEFFREY R; NIERENBERG, ASHLEY N

This case was first heard on 4/11/23 to comply by 5/9/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$8,000 fine, which would continue to accrue until the property was in compliance.

Case: CE23010893

2601 NW 16 CT

PARKER, ELLIS J SR

This case was first heard on 4/11/23 to comply by 4/21/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$775 and the City was requesting the full fine be imposed.

Mr. Ansbro imposed the \$775 fine.

Case: CE23010011

1771 NW 27 AVE

THOMAS, CARRIE BELL EST

This case was first heard on 4/11/23 to comply by 5/9/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$5,250 fine, which would continue to accrue until the property was in compliance.

Case: CE22060098

1081 NW 25 WAY

CHANCE, WILLIE M EST

This case was first heard on 4/11/23 to comply by 5/9/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$1,750 fine, which would continue to accrue until the property was in compliance.

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Case: CE21090094

417 NW 15 TER
DAVIS, MAXINE

This case was first heard on 3/24/22 to comply by 7/28/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,775 and the City was requesting no fine be imposed.

Mr. Ansbro imposed no fine.

Case: CE22050274

203 NW 12 AVE
LEVEILLE, LEONARD

This case was first heard on 10/11/22 to comply by 11/15/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,925 and the City was requesting the full fine be imposed.

Mr. Ansbro imposed the \$3,925 fine.

Case: CE22100685

715 NW 14 WAY
IMANUEL CHURCH OF GOD IN CHRIST

This case was first heard on 2/14/23 to comply by 4/18/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE23020539

1725 NW 6 PL
BRYANT, ANDREW

This case was first heard on 4/11/23 to comply by 5/9/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,750, \$6,000 had already been imposed and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$1,750 fine, which would continue to accrue until the property was in compliance.

Case: CE22110235

1017 SW 22 AVE
CRESPO, REINALDO J; CRESPO, RICHARD ANTHONY

This case was first heard on 3/14/23 to comply by 3/24/23 and 4/18/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,825 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$3,825 fine, which would continue to accrue until the property was in compliance.

Case: CE22101053

2248 SW 14 CT
HPA BORROWER 2016-1 LLC

This case was first heard on 2/14/23 to comply by 3/21/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$8,000 fine, which would continue to accrue until the property was in compliance.

Case: CE22090168

2080 SW 27 AVE
VASSELLO, LORI

This case was first heard on 2/14/23 to comply by 4/18/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$5,100 fine, which would continue to accrue until the property was in compliance.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on page 40 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:
CE23030006

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Respondent Non-Appearance


Respondents for the below-listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

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There being no further business, the hearing was adjourned at 1:25 P.M.



SPECIAL MAGISTRATE

ATTEST:



CLERK, SPECIAL MAGISTRATE