



**SPECIAL MAGISTRATE
VIRTUAL HEARING
ROSE ANN FLYNN PRESIDING
JULY 27, 2023
9:00 A.M.**

CITY OF FORT LAUDERDALE

Staff Present:

Nadine Blue, Code Compliance Supervisor
Christina 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
Wanda Acquavella, Code Compliance Officer
Marco Aguilera, Code Compliance Officer
Stephanie Bass, Code Compliance Supervisor
Leonard Champagne, Sr. Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Bovary Exantus, Code Compliance Officer
Robert Fisk, Landscape Plans Examiner
Patrice Jolly, Senior Code Compliance Officer
Dorian Koloian, Sr. Code Compliance Officer
Robert Krock, Code Compliance Officer
Amy Kwiatkowski-Brown, Code Compliance Supervisor
Rachel Moore, Code Compliance Officer
Bernstein Saimbert, Code Compliance Officer
Diego Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Paul Smart, Code Compliance Officer
Jani Thelusma, Code Compliance Officer

Respondents and Witnesses

CE23040016; CE23010094: Luis Ledee	CE23040025: Dean Walcott
CE22110559: Ian Kravitz Esq.; Pritti Virani	CE23030028: Andrei Sagdeev
CE23020478: Joyce Lee James	CE22040523: Dale Clappison; Donna Goldstein
CE23020868: Salvatore Salamore	CE22110106: Tracy and Freddie Myrick
CE23020955: Derrick Odomes	CE23010626: Scott Camoin
CE23020915: Judith Powell	CE23060655: Ahmad Iqbal; Kiara Guerro
CE23040058: Linzie Goodrum	CE23050188; CE23050186: Frank Anzalone
CE23020489: Goran Dragoslavac	CE23060555: Gregory and Viktoriia Suvorov
CE22050725: Hope Calhoun Esq.; Daniel Dabakaroff	CE22120454: Michael Garcia
CE22110379; CE23010786: Andrew Schein Esq.	CE22100524: Darmindra Persaud; Ronald Rice Esq.;
CE23040262: Scott Stringham	Willis Andrews
CE23050867: Ralph Wike	CE23010789: Veronica Concha
CE23020567: Varion Harris	CE23060377: Laura Beltran
CE22120582: Mack Henry Moore III	CE23060652: Vladislav Sumin
CE23050205: Felipe Solarana	CE23060682: John Seiler
CE22100523: Hilie St. Jones	
CE23010799: Ronald Larsen	

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.

Special Magistrate Hearing

July 27, 2023

Page 2

Case: CE22050725

709 SW 4 CT 1-7

DBAK INVESTMENTS IV LLC

This case was first heard on 8/25/22 to comply by 12/1/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$35,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Katrina Jordan, Code Compliance Manager, said the original Order Imposing the Fine against the previous owner had been vacated at the last hearing. The City now wanted to impose the fines against the new owner.

Hope Calhoun Esq., the owner's attorney, said her client had purchased the property after the fines were imposed in January, aware that there was a violation, but having been told that it was being taken care of. He was not aware that the fines were being imposed. She said her client was still working with the previous owner, who was supposed to be rectifying the violation and would be liable for the fines. Ms. Calhoun requested 90 days.

Daniel Dabakaroff, the current owner, said they had put money into escrow for the fines, but he did not understand how the fines had transferred to his ownership. Ms. Jordan recommended 60 days.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/28/23 hearing for a progress report.

Case: CE22100523

3065 NW 19 ST

ACHSAH'S PLAZA LLC

Service was via posting at the property on 7/15/23 and at City Hall on 7/13/23.

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

VIOLATIONS: BCZ-39-215(f)

THE PARKING FACILITIES AT THIS LOCATION ARE NOT BEING MAINTAINED. THE SURFACE AND STRIPES ARE FADED. THIS IS A RECURRING VIOLATION FOR THIS PROPERTY. PLEASE SEE CASE CE20121043. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

18-12.(a)

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

9-306

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

18-1.

THERE IS STANDING WATER ACCUMULATING IN THE PARKING LOT 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.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days, and with the remaining violations within 35 days or a fine of \$150 per day, per violation.

Special Magistrate Hearing

July 27, 2023

Page 3

Hilie St. Jones said they had not received the Notice of Violations in the mail.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days, and with the remaining violations within 35 days or a fine of \$150 per day, per violation.

Case: CE23010799

2548 SW 6 CT

DEL LARSEN, RONALD; DOMINGUEZ CADENA, MELQUISEDEL

Service was via posting at the property on 7/12/23 and at City Hall on 7/13/23.

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

VIOLATIONS: 9-305(b)

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

9-304(b)

THERE IS AN ORANGE TRAILER PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS IN DISREPAIR. IT IS NOT WELL GRADED/DEFINED AND HAS WEEDS GROWING THROUGH IT.

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

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

47-19.2.11.4.A **COMPLIED**

THERE IS A PORTABLE STORAGE UNIT ON THE PROPERTY OF THIS SINGLE FAMILY RESIDENCE FOR MORE THAN 14 CALENDAR DAYS.

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

Ronald Larsen said he was confused about the violations and Officer Santos and Amy Kwiatkowski-Brown, Code Compliance Supervisor, explained.

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

Case: CE23040025

CITATION APPEAL

1345 NW 8 AVE

WALCOTT, ARLENE; WALCOTT, DEAN P

The property was cited on 4/1/23 to be complied by 4/1/23. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed.

Fitzgerald Simmons, Code Compliance Officer, stated this was a noise violation with a one-time \$500 fine.

Dean Walcott said this was a rental property and he was not responsible for the noise; the tenant was. He said he had since evicted the tenant. Ms. Flynn explained that the property owner was responsible.

Ms. Flynn denied the appeal.

Special Magistrate Hearing

July 27, 2023

Page 4

Case: CE23060377

CITATION

3641 RIVERLAND RD
BELTRAN, LAURA CELESTE

This case was cited on 6/11/23 to comply by 6/11/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed. No appeal had been received.

The respondent experienced technical difficulties and Ms. Flynn heard other cases until it was resolved.

Upon returning to the case, Laura Beltran said she had filed an appeal on June 21 and she had received a reply on June 26.

Paul Smart, Code Compliance Officer, said a neighbor had complained several times about the property. Ms. Beltran argued that Officer Smart had never been to her property.

Ms. Flynn imposed the \$250 fine.

Case: CE23010626

1631 NE 54 ST
CAMOIN, SCOTT A & LINDSAY N

Service was via posting at the property on 7/17/23 and at City Hall on 7/13/23.

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

VIOLATION: 15-42.

MAKING FALSE AFFIDAVITS OR STATEMENTS TO PROCURE BUSINESS TAX RECEIPT.

Officer Koloian presented the case file into evidence and said the violation was now in compliance. She requested Ms. Flynn find the violation had existed as cited. She said the business license had been granted for an online consultancy, but the owner was operating an in-person gym.

Scott Camoin said he owned two gym businesses in the area but he did not conduct training for paying clients here; he said friends sometimes came to the house to work out. Stephanie Bass, Code Compliance Supervisor, said officers had been monitoring the property for months and seen people working out at the building. She added that complaints had been made to members of the City Commission. Ms. Flynn asked if it was permitted for Mr. Camoin to have friends over to work out. Ms. Hasan said the neighbors had complained that people were working out regularly at the home. Mr. Camoin reiterated that he did not bring clients to the home. He said he did sometimes film friends while they were working out for business advertising.

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

Case: CE22110559

ORDERED TO REAPPEAR

323 MOLA AVE
ASHITA HOMESTEAD LLC

This case was first heard on 5/25/23 to comply by 7/27/23. Violations were as noted in the agenda. The property was not in compliance.

Dorian Koloian, Senior Code Compliance Officer, recommended a 365-day extension.

Ian Kravitz Esq., the owner's attorney, agreed to the extension.

Ms. Flynn granted a 365-day extension, during which time no fines would accrue.

Special Magistrate Hearing

July 27, 2023

Page 5

Case: CE23040016

231 SW 31 AVE

LEDEE, LUIS; POTEAU, STEPHANA

Service was via posting at the property on 7/12/23 and at City Hall on 7/13/23.

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

VIOLATION: 47-39.A.1.b.(7)(a)1.

THERE IS A NAVY BLUE TOW TRUCK ON THE SWALE OF THIS RS-8 – RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THE TOW TRUCK APPEARED TO BE ABANDONED ON THE SWALE. THE TOW TRUCK HAS NO LICENSE PLATE ON THE VEHICLE, AND THE LICENSE PLATE DISPLAYED IN THE FRONT WINDOW HAS NO VALID EXPIRATION DATE ON IT. THIS VIOLATION IS RECURRING FROM CASE NUMBERS, CE23010098, CE23010094, CE19030259, AND CE18071140 AND WILL BE BROUGHT TO A HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

Officer Moore presented the case file into evidence and said the violation was now in compliance. She requested Ms. Flynn find the violation had existed as cited.

Luis Ledee was present.

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

Case: CE23010094

231 SW 31 AVE

LEDEE, LUIS; POTEAU, STEPHANIA

Service was via posting at the property on 7/15/23 and at City Hall on 7/13/23.

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

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

LARGE FOOD TRUCK PARKED AND STORED ON THE FRONT LAWN.

9-304(b) **COMPLIED**

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

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION. PLEASE SEE CASE CE21040298. THIS VIOLATION WILL GO BEFORE THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Officer Jolly presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$150 per day.

Luis Ledee said there was a drainage problem with the swale.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day.

Case: CE23020915

521 SW 22 AVE

POWELL, JUDITH

Service was via posting at the property on 7/12/23 and at City Hall on 7/13/23.

Special Magistrate Hearing

July 27, 2023

Page 6

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

VIOLATIONS: 9-305(b)

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

9-304(b) **COMPLIED**

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA, A DERELICT JEEP AND A FORD PICKUP TRUCK. THE DRIVEWAY ON THE PROPERTY IS IN DISREPAIR. THE ASPHALT IS CRACKED AND THERE IS A HOLE IN THE MIDDLE AND IT HAS WEEDS GROWING THROUGH IT.

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

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

18-1. **COMPLIED**

THERE ARE ITEMS BEING STORED OUTSIDE UNDER A TENT INCLUDING BUT NOT LIMITED TO: PLASTIC CONTAINERS, BOXES, PLASTIC BAGS, CANS, INDOOR CHAIRS 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.

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

THERE IS A DERELICT VEHICLE ON THE PROPERTY, A SILVER JEEP COMPASS WITH NO VALID LICENSE PLATES, VIN # 1J8FF47W98D800500. THE VEHICLE IS NOW COVERED IN THE BACK OF THE DRIVEWAY.

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

Judith Powell agreed to comply.

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

Case: CE23050876

1015 CITRUS ISLE

ORCUTT, RACHEL H/E; WIKE, RALPH

Service was via posting at the property on 7/13/23 and at City Hall on 7/13/23.

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

VIOLATIONS: 9-278(e)

THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY. REMOVE WINDOW SHUTTERS TO ALLOW AN OPENABLE AREA EQUAL TO FIFTY (50) PERCENT OF THE WINDOW OR SKYLIGHT AREA.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. COMMERCIAL VEHICLE/VESSEL STORAGE IS NOT A PERMITTED USE FOR THIS RD-15 ZONED RESIDENTIAL PROPERTY. VESSEL FL3841RF EXP 06-24.

Special Magistrate Hearing

July 27, 2023

Page 7

Officer Aguilera presented the case file into evidence and recommended ordering compliance with 9278(e) within 10 days and with 47-34.1.A.1. within 35 days or a fine of \$50 per day, per violation.

Ralph Wike said there was no violation on his property. He stated this was not a commercial vessel and there had never been any commercial activity at his property. Ms. Flynn noted the rental sign on the Tiki Hut and Mr. Wike informed her that he did not rent out the Tiki Bar. Officer Aguilera said Mr. Wike had a captain for the vessel who picked up passengers. Amy Kwiatkowski-Brown, Code Compliance Supervisor Googled the phone number on the rental sign, which was an ad for "Fort Lauderdale Tiki" with five stars and 141 reviews. Mr. Wike stated he did not "conduct business with this Tiki Bar at my property." He said the Florida Statute indicated that "just because it is chartered does not make it a commercial operation."

Ms. Flynn found in favor of the City and ordered compliance with 9-278(e) within 10 days and with 47-34.1.A.1. within 35 days or a fine of \$50 per day, per violation.

Case: CE23050188
2070 SW 31 AVE
ECBD INVESTMENTS LLC

CITATION APPEAL
ORDERED TO REAPPEAR

The property was cited on 5/5/23 to be complied by 5/5/23. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed.

Marco Aguilera, Code Compliance Officer, said the owner had not applied for the tree removal permit. He recommended imposition of the fines, and ordering compliance by obtaining the after-the-fact tree removal permit within 60 days or a fine of \$200 per day.

Robert Fisk, Landscape Plans Examiner, said per aerial photographs, Google Street view and his site visit, it appeared that trees that required a permit to be removed had been removed without one.

Frank Anzalone said he had filed a motion to dismiss. He questioned Officer Aguilera regarding whether his citation on May 5 had specified what trees had been removed that required a permit and Officer Aguilera said he it not, but prior to the citation he had met with the City's landscape inspector at the property, who agreed the trees needed a permit. Mr. Anzalone recalled that he had been ordered to attend this hearing with a list of the trees he had removed and he had uploaded that list, with letters from a landscape architect and a licensed tree removal company for the hearing. Mr. Fisk stated Google Street view from June of 2022 showed several types of trees that did require a permit but that were not on Mr. Anzalone's list. Mr. Anzalone stated the trees noted by Mr. Fisk had not been removed but Mr. Fisk said he had visited the property that morning and some trees requiring a permit for removal were gone.

Ms. Flynn denied the appeal, imposed the \$500 fine, and granted 60 days to pull the after-the-fact permit or a fine of \$200 per day, which would continue to accrue until the property was in compliance.

Case: CE23050186
2080 SW 31 AVE
JONES, ROGER & TRUDIE

CITATION APPEAL
ORDERED TO REAPPEAR

The property was cited on 5/5/23 to be complied by 5/5/23. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed.

Marco Aguilera, Code Compliance Officer, said the citation was for removal of trees without a permit. and the owner had not applied for the tree removal permit. He recommended imposition of the fines, and ordering compliance by obtaining the after-the-fact tree removal permit within 60 days or a fine of \$200 per day.

Frank Anzalone asked that the citation identify the specific trees that had been removed.

Ms. Flynn denied the appeal, imposed the \$500 fine, and granted 60 days to pull the after-the-fact permit or a fine of \$200 per day, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

July 27, 2023

Page 8

Case: CE23060655

1950 NE 60 ST
MILESTONE REALTY INVESTMENTS LLC

Service was via posting at the property on 7/12/23 and at City Hall on 7/13/23.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATION: 15-282.(d)(1)a.
THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A CERTIFICATE SUSPENSION(180 DAY) BEFORE THE SPECIAL MAGISTRATE. CASE NUMBERS: CE23060416 – TRASH, CE23050666 – NOISE, CE23040588 - TRASH CARTS AND CE23030354 - TRASH CARTS.

Officer Champagne presented the case file into evidence and recommended suspension of the vacation rental certificate for 180 days.

Ahmad Iqbal said they had amended the lease agreement to help prevent these issues in the future. Ms. Flynn read from the ordinance, which indicated that after three violations, the rental certificate *shall* be suspended for 180 days. Mr. Iqbal stated the property was currently rented until 8/1/23. Stephanie Bass, Code Compliance Supervisor, said the suspension would begin on 8/2/23.

Ms. Flynn found in favor of the City and suspended the vacation rental license for 180 days, starting on 8/2/23.

Case: CE23060652

5230 NE 20 AVE
ABRAMOV, ARON; ABRAMOV, NATELLI

Service was via posting at the property on 7/12/23 and at City Hall on 7/13/23.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATION: 15-282.(d)(1)a.
THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A CERTIFICATE SUSPENSION(180 DAY) BEFORE THE SPECIAL MAGISTRATE. (CE23060584 - BULK TRASH, CE23010362 – ADVERTISEMENT OCCUPANCY, CE23030488 - ADVERTISEMENT OCCUPANCY REPEAT).

Officer Champagne presented the case file into evidence and recommended suspension of the vacation rental certificate for 180 days.

Vladislav Sumin, property manager, said they had a good relationship with neighbors and had not received complaints, except from one neighbor. He said the bulk trash was palms leaves left by the landscaper, who picked them up the following day. Mr. Sumin said the current tenants would leave on 8/15/23.

Ms. Flynn found in favor of the City and suspended the vacation rental license for 180 days, starting on 8/16/23.

Case: CE23060555

CITATION APPEAL

2642 FLAMINGO LN
SUVOROV, GREGORY; SUVOROV, VIKTORIIA

The property was cited on 6/16/23 to be complied by 6/16/23. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed.

Paul Smart, Code Compliance Officer, testified regarding the citations for noise, occupancy, parking and responsible party response.

Special Magistrate Hearing

July 27, 2023

Page 9

Gregory Suvorov explained that they had a baby and had been unable to answer the phone when the officer called. He stated they had since installed sound monitors on the property. He requested leniency.

Katrina Jordan, Code Compliance Manager, explained that the maximum occupancy for guests was 1.5 time the occupancy for sleeping. The total occupancy, with guests, for this home was nine. Stephanie Bass, Code Compliance Supervisor, noted that since there were three or more violations, this would be brought back for a suspension.

Viktoriia Suvorov said she had not received a call at the time the second violation was noted and there was no one parked as cited at the time noted. Supervisor Bass said the officer had corrected the violations because the time [and therefore the date] had changed after midnight. He had subsequently amended the citations.

Ms. Flynn denied the appeal.

Case: CE23010786

ORDERED TO REAPPEAR

3100 NE 32 AVE
3100 EOP LLC

This case was first heard on 5/28/23 to comply by 6/4/23 and 7/27/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$7,100.

Dorian Koloian, Senior Code Compliance Officer, said a demolition application had been submitted on 7/20/23. She opposed any extension.

Andrew Schein Esq., the owner's attorney, acknowledged it had taken time to determine whether to demolish the building or repair it. He requested a 30-day extension for the permit to be issued. Stephanie Bass, Code Compliance Supervisor, said some violations, such as the trash and overgrowth, could be addressed while waiting for the permit.

Ms. Flynn granted a 63-day extension for 47-22.6.G.2, 9-280(h)(1), 9-280(g) 9-280(c), 9-306, and 9-280(b) only, during which time no fines would accrue and ordered the respondent to attend the 9/28/23 hearing.

Case: CE22110379

817 NW 1 ST
817 NW 1ST STREET LLC

This case was first heard on 3/30/23 to comply by 6/29/23. 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.

Andrew Schein Esq. said seven variances had been approved by the Board of Adjustment in June. They were now going through the site plan amendment process.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/28/23 hearing.

Case: CE23060682

5701 NE 22 WAY
KNEZEVICH, DAVID

Service was via posting at the property on 7/12/23 and at City Hall on 7/13/23.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

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

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A CERTIFICATE SUSPENSION(180 DAY) BEFORE THE SPECIAL MAGISTRATE. CASE NUMBERS: CE22080601- FENCE DISREPAIR, BEE

Special Magistrate Hearing

July 27, 2023

Page 10

INFESTATION, SE22100136 - BULK TRASH, CE23030349 - OVERGROWTH, VEHICLE
BLOCKING SIDEWALK AND CE23060632 – OCCUPANCY.

Officer Champagne presented the case file into evidence and recommended suspension of the vacation rental certificate for 180 days.

John Seiler Esq., the owner's attorney, said the temporary fence removal was to facilitate the bee removal, which had only taken 48 hours. He stated his client had called the Police to report bulk trash dumped on his property: it was not this property's trash. Regarding the occupancy issue, the owner had called the Police to report there were too many people at the property and requested help with their removal.

Stephanie Bass, Code Compliance Supervisor, said any violation of any municipal or State code counted toward revoking the vacation rental certificate. Ms. Hasan said the fence had been in disrepair not related its removal for the bee infestation and it had not been repaired by the time the Code Officer allowed. Katrina Jordan, Code Compliance Manager, noted that bulk trash cases only came to the Special Magistrate if the owner appealed. Ms. Flynn said the bulk trash was not removed within 48 hours so the property was cited; it did not matter who put the trash there. Mr. Seiler requested 30 days to research the bulk trash violation. Ms. Jordan said even without the bulk trash violation, there were enough other violations to revoke the certificate.

Ms. Flynn found in favor of the City and suspended the vacation rental license for 180 days, starting on 8/27/23.

Ms. Flynn took a brief recess.

Case: CE22120582

1231 NW 18 ST
FERGUSON, ELIZABETH ANN;
MOORE, MACK HENRY III

This case was first heard on 5/25/23 to comply by 6/29/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Mack Henry Moore III said he had tried to comply but needed to know how to comply some of the violations. Julio Davila, Code Compliance Supervisor, said someone could meet Mr. Moore at the property, but he did not want to grant an extension.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue. She stated there would be no further extensions.

Case: CE22110106

REQUEST FOR EXTENSION

1526 NW 12 ST
MYRICK, FREDDIE L & TRACY L

This case was first heard on 5/25/23 to comply by 6/29/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,500.

Bovary Exantus, Code Compliance Officer, opposed an extension. He said he had reinspected that morning and two violations were now in compliance.

Freddie Myrick said they had put grass down and removed the trailer but they still had work to do.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/31/23 hearing.

Special Magistrate Hearing

July 27, 2023

Page 11

Case: CE22100524

3081 NW 19 ST

PERSAUD USA PROPERTY HOLDINGS LLC

This case was first heard on 5/25/23 to comply by 6/29/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patrice Jolly, Sr. Code Compliance Officer, said the violation of BCZ-39-215 (f) remained. He recommended imposition of the fine.

Ronald Rice Esq., the tenant's attorney, said the tenants had worked on the parking lot. Officer Jolly said there was a dispute between the owner and the tenants.

Willis Andrews, property manager, said the owner, Darmindra Persaud, was with him. He agreed to send their documentation and Ms. Flynn heard other cases in the meantime.

Upon returning to the case, Mr. Persaud said when he received the notice, he had painted the property and addressed the parking lot and the contractor informed him the issue was resolved. Since then, the notices had been sent to the tenant. He said he would meet with the contractor the following day to address what remained. He requested 30 days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE23010789

3204 DAVIE BLVD

SARRIA HOLDINGS II INC

Service was via posting at the property on 7/15/23 and at City Hall on 7/13/23.

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

VIOLATIONS: 47-19.4.D.1.

THERE ARE MULTIPLE DUMPSTERS STORED ON THIS PROPERTY WITHOUT ADEQUATE DUMPSTER ENCLOSURES.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION: PLEASE SEE CASE CE21071071.

THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT, WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

18-1. **COMPLIED**

THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION, PLEASE SEE CASE CE21071071. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT, WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 47-19.4.D.1. within 35 days or a fine of \$150 per day, per violation.

Veronica Concha said they already had a contract for someone to enclose the dumpster. She said the trash and overgrowth had already been addressed.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 47-19.4.D.1. within 35 days or a fine of \$150 per day, per violation.

Special Magistrate Hearing

July 27, 2023

Page 12

Case: CE23040058

621 NW 13 TER 1-3

GOODRUM, PIERRE P

Service was via posting at the property on 7/15/23 and at City Hall on 7/13/23.

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

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

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

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

THERE ARE DERELICT VEHICLES BEING PARKED/STORED ON THIS PROPERTY. A WHITE TOYOTA COROLLA AND A BLUE/TAN CHEVROLET S10 PICKUP.

9-306 **COMPLIED**

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

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. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE21110145 THEREFORE THE CASE WILL GO BEFORE THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

9-304(b) **COMPLIED**

THE ASPHALT DRIVEWAY INCLUDING THE SWALE/APRON OF THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE SURFACE IS FADED AND HAS DIRT/OIL STAINS. THERE ARE ALSO WHEEL STOPS WHICH ARE DAMAGED/BROKEN. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE21110145 AND THE CASE WILL GO BEFORE THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

Officer Jolly presented the case file into evidence and said the violations were now in compliance. He requested Ms. Flynn find that 9-305(b) and 9-304(b) had existed as cited.

Linzie Goodrum was present.

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

Case: CE23040262

967 NW 16 TER

STRINGHAM, SCOTT

Service was via posting at the property on 7/17/23 and at City Hall on 7/13/23.

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

VIOLATIONS: 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 REPEAT VIOLATION OF PREVIOUS CASE NUMBERS: CE22031250 AND CE18050916 AND THE CASE WILL GO BEFORE THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

9-304(b) **WITHDRAWN**

THERE ARE VEHICLES BEING PARKED/STORED ON THE GRASS/LAWN AREA. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE NUMBERS: CE22031250, CE19010636 AND CE18050916. THE CASE WILL GO BEFORE THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

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

THERE IS/ARE DERELICT VEHICLE(S) BEING PARKED/STORED ON THE PROPERTY.

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

THERE IS OVERGROWTH OF GRASS, PLANTS AND WEEDS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE NUMBERS: CE22031250, CE19010636 AND CE18050916. THE CASE WILL GO BEFORE THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

Officer Jolly presented the case file into evidence and said the violations were now in compliance. He requested Ms. Flynn impose a fine of \$4,550 for the 91 days 9-305(b) was out of compliance and a fine of \$100 for the two days 18-12.(a) was out of compliance.

Scott Stringham said all violations were complied on the day he was notified. He requested a fine reduction. Officer Jolly said he would not oppose a fine reduction, since Mr. Stringham had acted to comply.

Ms. Flynn found in favor of the City and reduced the total fines to \$1,500.

Case: CE23020489

703 NW 14 WAY

SHALOMMAX LLC

Service was via posting at the property on 7/15/23 and at City Hall on 7/13/23.

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

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

THERE IS A DERELICT VEHICLE BEING PARKED/STORED ON THE PROPERTY. GRAY CHEVROLET SEDAN - FLAT TIRE.

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

THERE NON-PERMITTED OUTDOOR STORAGE OF GOODS AND MATERIALS ON THIS PROPERTY WHICH IS CONSIDERED AN ILLEGAL LAND USE FOR THIS RC-15 ZONED RESIDENTIAL SINGLE FAMILY PER THE ULDR. ITEMS INCLUDE BUT ARE NOT LIMITED TO: CRATES, BUCKETS, TOOLS, DOG CAGES, TOTES, BED FRAME AND MISCELLANEOUS ITEMS.

9-308(b) **COMPLIED**

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

9-304(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 CE20011696. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER IT COMPLIES WITH THE VIOLATION OR NOT DUE TO THE RECURRING NATURE.

Special Magistrate Hearing

July 27, 2023

Page 14

Officer Jolly presented the case file into evidence and said the violation was now in compliance. He requested Ms. Flynn find that 9-304(b) had existed as cited.

Goran Dragoslavic indicated he understood.

Ms. Flynn found in favor of the City that 9-304(b) had existed as cited

Case: CE23020478

408 NW 17 AVE

BYNES, WILLIE EST & MARY EST; % JOYCE LEE JAMES

Service was via posting at the property on 7/12/23 and at City Hall on 7/13/23.

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

VIOLATIONS: 18-1. **COMPLIED**

THERE IS A DOG CAGE, BUCKETS, CHAIRS AND OTHER MISCELLANEOUS ITEMS UNDER THIS ROOF CARPORT 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.

9-305(b)

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

9-304(b)

THE GRAVELED SWALE OF THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL THAT IS WORN THROUGH.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND PEELING PAINT. THIS IS A RECURRING VIOLATION PER CASE CE18021651 AND IT WILL BROUGHT TO A HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

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

Joyce Lee James agreed to comply.

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

Case: CE23020567

1121 NW 5 ST

MCBRIDE LODGE; % VARION J HARRIS

Service was via posting at the property on 7/13/23 and at City Hall on 7/13/23.

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

VIOLATIONS: 9-280(H)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE BOLLARD AT THE REAR IS DISCOLORED.

Special Magistrate Hearing

July 27, 2023

Page 15

9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. IT IS NOT SMOOTH AND THE SWALE AND DRIVEWAY HAVE POTHOLES, AS WELL AS FADED WHEEL STOPS.

9-306

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

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

Varion Harris agreed to comply. He said Public Works had done the damage in the front of the property with heavy equipment. He had reported this to the City but he said this had been ignored.

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

Case: CE23030028

1412 NW 4 ST
CITYFLATS LLC

Service was via posting at the property on 7/15/23 and at City Hall on 7/13/23.

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

VIOLATIONS: 24-27(f) **COMPLIED**

9-306 **(3/1/2023 – 3/29/2023 - 28 DAYS @ \$200 = \$5,600)**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A REPEAT VIOLATION: REFER TO CASE NUMBER CE20080446. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

47-20.20.(H) **(3/1/2023 – 7/7/2023 – 128 DAYS @ \$200 = \$25,600)**

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE SWALE PARKING AREA HAS POTHOLES. THIS IS A REPEAT VIOLATION: REFER TO CASE NUMBER CE20080446. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-305(b) **(3/1/2023 – 7/14/2023 – 135 DAYS @ \$200 = \$27,000)**

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, REFER TO CASE NUMBER CE20080446. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Saimbert presented the case file into evidence and said all violations were now in compliance. He recommended imposing a fine of \$5,600 for the 28 days 9-306 was out of compliance; a fine of \$25,600 for the 128 days 47-20.20.(H) was out of compliance and \$27,000 for the 135 days 9-305(b) was out of compliance. He said the property had been an issue for many neighbors.

Andrei Sagdeev, property manager, said the case cited under 9-306 did not include that section on the list of violations, so this should not be a repeat violation. He said he replaced sod every month on this property. He stated there was a note that the violation was complied sooner than indicated on the agenda. He said the City code under section 9-305(b) indicated they had 30 days to address the violation. Stephanie Bass, Code Compliance Supervisor, stated for a repeat

Special Magistrate Hearing

July 27, 2023

Page 16

violation, there was no time allowed to comply before a fine began. Officer Saimbert said the landscaping was not all in compliance when he reinspected.

Ms. Flynn found in favor of the City that 9-306 existed as cited and eliminated the fine; reduced the fine for 47-20.20.(H) to \$10,000 and reduced the fine for 9-305(b) to \$4,500.

Case: CE23020868

REQUEST FOR EXTENSION

420 NW 7 TER
SALAMONE, SALVATORE

This case was first heard on 6/13/23 to comply by 7/11/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$5,800.

Bernstein Saimbert, Code Compliance Officer, did not recommend an extension.

Salvatore Salamone stated he had experienced mental health issues over the past few years and was living out of state. He was also having financial struggles. He requested 63 days.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE23020955

427 NW 21 TER 1-4
ODOMES, DERRICK

This case was first heard on 5/25/23 to comply by 6/29/23. 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.

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

Derrick Odomes said the oak tree on the neighboring property caused too much shade for his grass to grow. He said he had not received the notifications in the mail. Officer Saimbert said he had informed Mr. Odomes that the notices were sent to the address listed with the Broward County Property Appraiser.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE22040523

ORDERED TO REAPPEAR

1470 N DIXIE HWY
WISTERIA COURT CONDO ASSN 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.

Berstein Sambert, Code Compliance Officer, said two of the original six violations remained. He opposed an extension.

Dale Clappison said he hoped to have a contract in the next two weeks and submit a permit application. He requested 35 days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/31/23 hearing.

Case: CE23030360

1706 NW 11 AVE
STATUS INVESTMENTS LLC

Service was via posting at the property on 7/12/23 and at City Hall on 7/13/23.

Special Magistrate Hearing

July 27, 2023

Page 17

Wanda Acquavella, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-12.(a)
THERE IS AN ACCUMULATION OF YARD WASTE AND DEBRIS ON THE NORTHWEST SIDE AND IN THE REAR OF THE DWELLING. THIS IS A REPEAT VIOLATION: PLEASE SEE CASE CE22040946 WHERE THIS VIOLATION WAS HEARD AS A FINDING OF FACT. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

Officer Acquavella presented the case file into evidence and said the violation was now in compliance. She requested imposition of a \$1,400 fine for the 14 days the violation had existed.

Ms. Flynn found in favor of the City and fined the owner \$1,400 for the 14 days the violation had existed.

Case: CE23040008

3370 SW 17 ST
YABOR, MIGUEL

Service was via posting at the property on 7/13/23 and at City Hall on 7/13/23.

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

VIOLATIONS: 9-280(h) **COMPLIED**
THE WHITE PVC FENCE AT THIS PROPERTY IS DIRTY/STAINED AND IN NEED OF CLEANING.

18-1. COMPLIED

THERE IS UNPERMITTED OUTDOOR STORAGE OF HOUSEHOLD ITEMS INCLUDING BUT NOT LIMITED TO MOP BUCKETS, BOXES, COOLERS, CLEANING JUGS, PROPANE TANKS, ETC. ON THE FRONT PORCH 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.

47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. UNPERMITTED OUTDOOR STORAGE OF HOUSEHOLD ITEMS IN THE FRONT YARD INCLUDING BUT NOT LIMITED TO CAR JACKS, BUCKETS, TARPS, MIRRORS, FISHING POLES, TACKLE BOXES AND OTHER MISCELLANEOUS ITEMS.

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 ON THE SWALE AND FRONT YARD.

9-304(b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

18-4.(c) COMPLIED

THERE IS TWO DERELICT VEHICLES ON THE PROPERTY. A BLUE SCION TC FL TAG HPEH46 AND A GRAY NISSAN MURANO FL TAG IPXC27.

Special Magistrate Hearing

July 27, 2023

Page 18

Officer Aguilera presented the case file into evidence and recommended ordering compliance with 9-305(b) within 35 days or a fine of \$50 per day.

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

Case: CE23030064

1544 NW 15 TER

BAKER, ERMEISE SUELEAN

Service was via posting at the property on 7/14/23 and at City Hall on 7/13/23.

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

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE BOTTOM PART OF THE FENCE IS BENT AND NEEDS TO BE FIXED.

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

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

Case: CE23010737

1480 NW 20 CT A-D

LEVIN, ALAN B

Service was via posting at the property on 7/14/23 and at City Hall on 7/13/23.

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

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

9-304(b)

THE PARKING AREA IS IN DISREPAIR. THERE ARE CRACKS AND HOLES IN THE PARKING LOT. THE BLACK TOP IS FADED AND NEEDS TO BE RESTRIPE.

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.

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

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

Case: CE23010437

200 SW 22 AVE

ESPINAL, WESLEY H/E; ROMAN GUZMAN, MARTIN

Service was via posting at the property on 7/12/23 and at City Hall on 7/13/23.

Special Magistrate Hearing

July 27, 2023

Page 19

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

VIOLATIONS: Sec. 25-4 **COMPLIED**

THERE ARE 2 VEHICLES OBSTRUCTING THE SIDEWALK, A DERELICT SILVER HYUNDAI AND A BLACK CHEVY TRUCK.

9-305(b)

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

18-1. **COMPLIED**

THERE ARE TRASH, RUBBISH, DEBRIS AND OTHER ITEMS BEING STORED OUTSIDE OF THIS PROPERTY EVERYWHERE INCLUDING BUT NOT LIMITED TO: BUCKETS, SHEETS OF PLYWOOD, CRATES, BAGS, CONTAINERS, TIRES AND BOXES. THE DERELICT BLACK CHEVY TRUCK HAS THE TRUCK BED FULL OF CONSTRUCTION DEBRIS 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 PARKED ON THE GRASS/LAWN AREA ON THIS PROPERTY. THE DRIVEWAY ENTRANCE IS MISSING GRAVEL.

18-4.(c)

THERE ARE DERELICT VEHICLES PARKED ON THE PROPERTY. A SILVER CAMARO WITH NO LICENSE PLATE AND A BLACK CHEVY TRUCK, LICENSE PLATE 92A-XTP, WITH NO REGISTRATION STICKER AND THE TRUCK BED IS FULL OF GARBAGE.

Officer Santos presented the case file into evidence and recommended ordering compliance with 18-4.(c) within 10 days and the remaining violations within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-4.(c) within 10 days and the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: CE23050205

1251 SW 28 WAY

REEF PROPERTIES LLC

Service was via posting at the property on 7/12/23 and at City Hall on 7/13/23.

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

VIOLATIONS: 9-363 **COMPLIED**

FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

47-19.2.EE **COMPLIED**

THERE IS ILLEGAL WOOD TOOL SHED IN THE BACK OF THE PROPERTY CONSTRUCTED WITHOUT A PERMIT.

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

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

COMPLETELY BROKEN AND IS IN DISREPAIR AND IS FALLING APART. THERE ARE PIECES OF PLYWOOD LEANING AGAINST IT. THE GATE IN THE FRONT IS COMPLETELY DOWN LEANING TOWARDS THE FENCE.

9-306 COMPLIED

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.

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 IN THE FRONT AND ON THE SIDE OF THE PROPERTY BY DAVIE BLVD. THERE IS GRAVEL IN THE FRONT OF THE PROPERTY WHERE GRASS NEEDS TO BE.

47-21.16.A. COMPLIED

THERE IS A DEAD TREE STUMP IN THE BACK OF THE PROPERTY WHICH THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR WHICH COULD FORESEEABLY CAUSE THE SPREAD OF DISEASE OR INFESTATION TO SURROUNDING PLANT LIFE IS HEREBY PROHIBITED AND DECLARED TO BE A PUBLIC NUISANCE.

9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE TRAILER IS PARKED IN THE BACK OF THE PROPERTY AND THERE WAS A WHITE FORD SUV PARKED ON THE FRONT LAWN. THE DRIVEWAY IS STAINED AND DIRTY. THIS IS A RECURRING VIOLATION. REFERENCE CASE NUMBER CE19020151. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS IF IT COMES TO COMPLIANCE OR NOT.

47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE INCLUDING BUT NOT LIMITED TO: BRICKS, PAVERS, ARTS, LADDERS, TRUCK BED METAL, CARGO STORAGES, TRAILER, WOOD PALLETS, PIECES OF TURF, PLASTIC CONTAINERS, POTS, TIRES, TRIMMERS, TRASH CONTAINERS, LANDSCAPE MACHINERY, PIECES OF PLYWOOD AND OTHER MISCELLANEOUS ITEMS CREATING A PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION. REFERENCE CASE NUMBER CE19020151. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS IF IT COMES TO COMPLIANCE OR NOT.

Officer Santos presented the case file into evidence and said the violations were now in compliance. He requested Ms. Flynn find that 9-304(b) and 47-34.1.A.1. had existed as cited.

Ms. Flynn found in favor of the City that 9-304(b) and 47-34.1.A.1. had existed as cited.

Case: CE22090012

1079 IROQUOIS AVE
NELSON, SHERRY L

Service was via posting at the property on 7/12/23 and at City Hall on 7/13/23.

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

VIOLATIONS: 9-304(b)

THE DRIVEWAY AT THIS PROPERTY IS WORN WITH CRACKS, DISCOLORATION AND POTHOLES.

Special Magistrate Hearing

July 27, 2023

Page 21

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.

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

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

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

THERE IS UNAUTHORIZED OUTDOOR STORAGE AT THIS RS-6.7 – Irregular Residential ZONED PROPERTY, WHICH CONSIST OF, BUT NOT LIMITED TO BEDRAILS, STORAGE BINS AND OTHER ITEMS.

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

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

Case: CE23020410

3300 NE 17 ST

LAS OLAS BY THE SEA LLC

Service was via posting at the property on 7/13/23 and at City Hall on 7/13/23.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONE VACANT PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO ITEMS SUCH AS TARPS, BUCKET OF ROCKS, PILED UP LUMBER, VEHICLE, TRAILERS, COMMERCIAL EQUIPMENT, SHIPPING CONTAINER AND BOBCAT EQUIPMENT.

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) **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 35 days or a fine of \$50 per day, per violation.

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

Case: CE23020312

3312 NE 15 ST

JACKAL HOMES 7 LLC

Service was via posting at the property on 7/13/23 and at City Hall on 7/13/23.

Special Magistrate Hearing

July 27, 2023

Page 22

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

VIOLATION: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE23020565

541 NW 15 AVE

AL-MADI, ALI

Service was via posting at the property on 7/12/23 and at City Hall on 7/13/23.

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

VIOLATIONS: 9-280(h)(1) **COMPLIED**
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE SUPPORT IS NOT INTACT WITH THE FENCE.

9-305(b)

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

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

THERE IS A DERELICT VEHICLE ON THE PROPERTY. BLACK VAN WITH THREE FLAT TIRES AND EXPIRE TAG DDF5312 - FL.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE CE21020582. 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 presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with 9-305(b) within 35 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days and with 9-305(b) within 35 days or a fine of \$100 per day, per violation.

Case: CE23020550

1319 NW 11 CT

REESE, AUGUSTA

Service was via posting at the property on 7/15/23 and at City Hall on 7/13/23.

Patrice Jolly, Sr. 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.

Special Magistrate Hearing

July 27, 2023

Page 23

9-306

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

18-4.(c)

THERE ARE DERELICT VEHICLES ON THE PROPERTY. A GRAY CHEVY CAPRICE WITH GRASS GROWING AS HIGH AS THE DOOR SILLS, AND BRICKS HOLDING THE VEHICLE IN PLACE. THERE IS ALSO A LATE MODEL CHEVY MONTE CARLO PARKED ON THE DRIVEWAY WITH SEVERAL FLAT TIRES. THIS IS A RECURRING VIOLATION, PLEASE SEE CASE CE21090475. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-304(b)

THE DRIVEWAY APRON IS FADED AND IN DISREPAIR. THE GRASS HAS AREAS WITH DIRT SHOWING THROUGH IT. THERE IS ALSO A GRAY COLORED LATE MODEL CHEVY CAPRICE PARKED ON THE GRASS.

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

Ms. Flynn found in favor of the City and ordered with 18-4.(c) within 10 days and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Case: CE23040322

2320 NW 9 CT

IB VICTORY INVESTMENT INC

Service was via posting at the property on 7/15/23 and at City Hall on 7/13/23.

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

VIOLATIONS: 9-280(g) **COMPLIED**

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE CEILING INSIDE UNIT NUMBER 2.

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. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE18102034. DUE TO THE RECURRING NATURE OF THIS VIOLATION IT WILL BE BROUGHT FORWARD TO THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

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**

THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE SURFACE IS STAINED WITH DIRT/OIL AND THE SEALCOATING IS FADED.

9-280(f) COMPLIED

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THERE IS A SHOWER IN UNIT NUMBER 3 WHICH DOES NOT OPERATE PROPERLY AND MAKES A LOUD NOISE WHEN TURNED ON. IN UNIT NUMBER 2 THERE ARE LEAKS FROM THE SHOWER THROUGHOUT THE FIXTURES AND TUB. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE18102034. DUE TO THE RECURRING NATURE OF THIS VIOLATION IT WILL BE BROUGHT FORWARD TO THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

9-280(b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED WITHIN UNITS 2 AND 3. THERE ARE AREAS WHICH HAVE HOLES IN THE WALLS, DAMAGED DOOR AND FRAMES. ON THE EXTERIOR THERE ARE SECTIONS OF THE WALLS WHICH HAVE CRACKS AND THE FOUNDATION IS EXPOSED. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE18102034. DUE TO THE RECURRING NATURE OF THIS VIOLATION IT WILL BE BROUGHT TO THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

9-276(c)(3) COMPLIED

THERE ARE RODENTS, VERMIN AND/OR OTHER PESTS AT THIS LOCATION. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE18102034. DUE TO THE RECURRING NATURE OF THIS VIOLATION IT WILL BE BROUGHT TO THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

18-4.(c) COMPLIED

THERE ARE DERELICT VEHICLES BEING PARKED/STORED ON THE PROPERTY. A WHITE MITSUBISHI AND A SILVER MERCURY.

Officer Jolly presented the case file into evidence and said the violation was now in compliance. He requested Ms. Flynn find that 9-306, 9-280(f), 9-280(b), and 9-276(c)(3) had existed as cited.

Ms. Flynn found in favor of the City that 9-306, 9-280(f), 9-280(b), and 9-276(c)(3) had existed as cited.

Case: CE23030375

1712 NW 11 AVE
HINTON, CATHERINE

Service was via posting at the property on 7/12/23 and at City Hall on 7/13/23.

Wanda Acquavella, 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. A LARGE RECREATIONAL VEHICLE IS BEING STORED ON THE PROPERTY; NOT PROPERLY SCREENED FROM VIEW. THIS IS AN UNPERMITTED LAND USE IN A RS-8 RESIDENTIAL ZONED PROPERTY AS PER ULDR REGULATIONS.

18-1. COMPLIED

THERE IS UNPERMITTED STORAGE IN THE CARPORT CONSISTING OF, BUT NOT LIMITED TO PAINT CANS, BOXES 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

Special Magistrate Hearing

July 27, 2023

Page 25

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

9-304(b) **COMPLIED**

THE DRIVEWAY APRON IS WORN AND HAS AREAS WITH DIRT SHOWING AND WATER IS PUDDLING AT THE ENTRANCE.

9-278(e) **COMPLIED**

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

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

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

Case: CE23060643

1950 NE 55 CT

ADAMS, EARL JR; DEVIEUX-ADAMS, TAMARA

Service was via posting at the property on 7/12/23 and at City Hall on 7/13/23.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

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

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A CERTIFICATE SUSPENSION(180 DAY) BEFORE THE SPECIAL MAGISTRATE.(CE23050964 - TRASH CARTS, CE23050667 - NOISE, PARKING, OCCUPANCY, RESPONSIBLE PARTY).

Officer Champagne presented the case file into evidence and recommended suspension of the vacation rental certificate for 180 days.

Ms. Flynn found in favor of the City and suspended the vacation rental license for 180 days, starting in 30 days.

Case: CE23010117

3129 SW 13 ST 1-4

COLINA ARTIZ, CARLOS LEANDRO

This case was first heard on 5/25/23 to comply by 6/29/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,800 fine, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

July 27, 2023

Page 26

Case: CE22031138

3420 JACKSON BLVD
GONZALEZ, AGUEYBANA C H/E;
TEJADA-OLIVO, JULISSA E

This case was first heard on 5/25/23 to comply by 6/29/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE21100181

2016 NW 13 AVE
HALLMAN, JACK E & WILLIE D

REQUEST FOR EXTENSION

This case was first heard on 8/25/22 to comply by 10/27/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,575 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn denied the request for an extension.

Case: CE23010364

1561 NW 15 TER
TECTUM ENGINEERING LLC

This case was first heard on 5/25/23 to comply by 6/29/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,600 fine, which would continue to accrue until the property was in compliance.

Case: CE23010545

1200 NW 11 CT
SINGH, VICKRAM EST

This case was first heard on 5/25/23 to comply by 6/29/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,100 fine, which would continue to accrue until the property was in compliance.

Case: CE23021052

712 NW 2 ST
SATOR INVESTMENTS LLC

This case was first heard on 5/25/23 to comply by 6/29/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$9,500 fine, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

July 27, 2023

Page 27

Case: CE23030272

301 NW 7 AVE

AVENUE D'ARTS FLL LLC

This case was first heard on 6/13/23 to comply by 6/23/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,000 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$3,000 fine.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on page 44 into the record as an exhibit.

Cases Complied

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

None

Cases Rescheduled

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

CE23030711

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:

CE23050896

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:

CE22090155

Cases with No Service

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

None

Respondent Non-Appearance

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

None

There being no further business, the hearing was adjourned at 2:08 P.M.


Special Magistrate

ATTEST:

CLERK, SPECIAL MAGISTRATE