



**SPECIAL MAGISTRATE  
VIRTUAL HEARING  
TOM ANSBRO PRESIDING  
AUGUST 8, 2023  
9:00 A.M.**

**CITY OF FORT LAUDERDALE**

**Staff Present:**

Nadine Blue, Code Compliance Supervisor  
Antonio Wood, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Tamara Lakes, Administrative Assistant  
Joy Nichols, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Wanda Acquavella, Code Compliance Officer  
Marco Aguilera, Code Compliance Officer  
Stephanie Bass, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Sr. Code Compliance Officer  
Julio Davila, Code Compliance Supervisor  
Patt Gavin, Code Compliance Officer  
Dorian Koloian, Sr. Code Compliance Officer  
Robert Krock, Code Compliance Officer  
Amy Kwiatkowski-Brown, Code Compliance Supervisor  
Phillipe Lahens, Code Compliance Officer  
Malaika Murray, Code Compliance Officer  
Karen Proto, Code Compliance Officer  
Diego Santos, Code Compliance Officer  
Rafael Santos, Code Compliance Officer  
Fitzgerald Simmons, Code Compliance Officer  
Paul Smart, Code Compliance Officer  
Jani Thelusma, Code Compliance Officer  
Gail Williams, Sr. Code Compliance Officer

**Respondents and witnesses**

CE23050143; CE23050854; CE23050855; CE23050852;	FC23060004; CE23050489: Luis Cadena
CE23050856; CE23050858: Estefania Mayorga	CE23010012: Willie Murray
CE23050705: Madeline Guzman	CE23050944: Joshua Clinton
CE23060429: Raul Gastesi Esq.; Raul Rodriguez	CE23040616: Jason Starr
CE23030399: Jon Hinden; David Duncanson	CE22090509: Lior Cohen; Jean-Paul Jacques
CE22070067: David Bedoya	CE23010684: Lula Faulk
CE23060763: Moche Roumanet	CE22100391; CE22080588: Glyn LeBlanc
CE23060646; CE23050204; CE23050664; CE23060984:	CE23070032: Alex Da Fontoura
Gary Holck	CE22100241: Michel Martinez
<u>CE23070394: Israel Hechter</u>	CE23040003: Courtney Crush 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: CE23010684**

2710 NW 25 ST  
FAULK, LULA MAE LE; FAULK, SHEMEIKA

Service was via posting at the property on 7/24/23 and at City Hall on 7/27/23.

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

VIOLATIONS: 9-306

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

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

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BLUE NISSAN PLATE NUMBER HYFT78 WITH EXPIRED TAG AND FLAT FRONT AND REAR TIRES.

9-304(b)

THE PAVED DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND POTHOLES. THE DRIVEWAY NEEDS TO REPAIRED AND RESURFACED. PERMITS MAY BE REQUIRED.

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

Lula Faulk requested more than 35 days and Officer Proto suggested 63 days.

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

**Case: CE23010329**

**REQUEST FOR EXTENSION**

1331 S OCEAN DR

ESLIB INC

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 \$4,900.

Rafael Santos, Code Compliance Officer, recommended a 35-day extension.

The owner stated she was unable to attend virtual hearings because she did not own a computer. She described work she had already done and requested more than 35 days. Amy Kwiatkowski-Brown, Code Compliance Supervisor, did not want to grant more than 35 days for 18-12.(a).

Mr. Ansbro granted a 35-day extension for 18-12.(a), 18-1., and 47-34.1.A.1., and a 63-day extension for 9-308(b), 9-306, 9-305(b) and 9-304(b), during which time no fines would accrue.

**Case: CE23050944**

2211 SW 27 TER

CLINTON, JOSHUA PAUL

Service was via posting at the property on 7/27/23 and at City Hall on 7/27/23.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH OF GRASS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS LANDSCAPE DEBRIS (DEAD PALM FRONDS) SCATTERED ALONG SWALE AND PROPERTY.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS COLLAPSED ON THE SOUTHWEST CORNER OF THE PROPERTY AND REMAINDER OF WOODEN AND CHAIN LINK FENCE IS BROKEN, BENT, AND IN NEED OF REPAIR OR REPLACEMENT.

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 35 days.

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Joshua Clinton said he had been displaced from the home after the April 12 flood. He said he was “spending hundreds of thousands of dollars fixing the home...” Amy Kwiatkowski-Brown, Code Compliance Supervisor, recommended 10 days for the overgrowth.

Mr. Ansbro found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with 9-280(h)(1) within 63 days or a fine of \$100 per day, per violation.

**Case: CE22100391**

**ORDERED TO REAPPEAR**

4000 N FEDERAL HWY  
PADEL BROWARD LLC

This case was first heard on 6/13/23 to comply by 8/8/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Dorian Koloian, Senior Code Compliance Officer, reported the demolition permit had been issued. She recommended a 35-day extension.

Glyn LeBlanc said they were ready for the demolition.

Mr. Ansbro granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/12/23 hearing.

**Case: CE2208058**

**ORDERED TO REAPPEAR**

4008 N FEDERAL HWY  
PADEL BROWARD LLC

This case was first heard on 6/13/23 to comply by 8/8/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Dorian Koloian, Senior Code Compliance Officer, said the demolition permit application had not been submitted yet, but this was part of the parcel in the previous case. Glyn LeBlanc said he had mistakenly thought only one permit was needed. He had already spoken with someone at the City regarding how to proceed.

Mr. Ansbro granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/12/23 hearing.

**Case: CE23070032**

**CITATION APPEAL**

4010 NE 28 AVE  
ASUMPCAO DA FONTOURA, ALEX SANDER

The property was cited on 7/2/23 to be complied by 7/2/23. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed.

Fitzgerald Simmonds, Code Compliance Officer, testified regarding the following violations and showed video from the incident:

VIOLATIONS: 15-278.(5)(a) IMMEDIATE FINE OF \$200  
THERE IS NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY WHICH IS  
OUTSIDE OF THE PERMISSIBLE LIMITS OF 25 FT AFTER 10 P.M.

15-275(5) IMMEDIATE FINE OF \$200  
RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN  
ONE (1) HOUR OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW  
ENFORCEMENT OFFICER, EMERGENCY PERSONNEL OR THE CITY.

Alex Da Fontoura said they were good, respectful neighbors but had a difficult neighbor. He said his friend, who was occupying the property [not renting it] at the time, had apologized. Mr. Da Fontoura said his husband, who was

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responsible to respond to complaints, was ill at the time and since the person occupying the property was not renting, he did not monitor the property.

Mr. Ansbro denied the appeal and imposed the \$400 fine.

**Case: CE23050664**

4850 NE 25 AVE  
SPEC LAND LLC

CITATION APPEAL  
VACATE OIF 6/29/23 & REHEAR

This was a request to vacate the Order Imposing the Fine dated 6/29/23 and re-hear the case.

Mr. Ansbro vacated the Order Imposing the Fine dated 6/29/23.

Paul Smart, Code Compliance Officer, testified to the following violations:

VIOLATIONS: 15-278.(1)(e) IMMEDIATE FINE OF \$200  
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE ARE VEHICLES AT THIS PROPERTY PARKED ON THE ROAD AND ON THE LAWN.

15-278.(2)b. IMMEDIATE FINE OF \$200  
THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED.

15-278.(5)(a) IMMEDIATE FINE OF \$200  
THERE IS NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY WHICH IS OUTSIDE OF THE PERMISSIBLE LIMITS. THERE WAS LOUD MUSIC AND NOISE THAT WAS PLAINLY AUDIBLE FROM 50 FEET OF THE PROPERTY LINE BEFORE 10PM.

The property was cited on 5/20/23 to be complied by 5/20/23. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed.

Gary Holck, property manager, said after he was notified of the complaint, he had told the occupant to clear the party and they had. He said they had since instituted practices to hopefully prevent this from ever happening again.

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

**Case: CE23060984**

4850 NE 25 AVE 1-2  
SPEC LAND LLC

Service was via posting at the property on 7/26/23 and at City Hall on 7/27/23.

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. (CE23050664 - NOISE- PARKING- OCCUPANCY).

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

Gary Holck, property manager, thought this was onerous for the first instance of a violation. Ms. Hasan noted this owner had other rental properties that had been cited. Mr. Holck stated the property would be occupied until 8/14/23.

Mr. Ansbro found for the City and revoked the vacation rental certificate for 180 days, starting on 8/15/23.

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**Case: CE23050204**

1631 NE 59 PL  
SPEC LAND LLC

CITATION APPEAL  
VACATE OIF 6/29/23 & REHEAR

This was a request to vacate the Order Imposing the Fine dated 6/29/23 and rehear the case.

Mr. Ansbro vacated the Order Imposing the Fine dated 6/29/23.

Robert Krock, Code Compliance Officer, testified to the following violations and played a video from the incident:

VIOLATIONS: 15-275(5) IMMEDIATE FINE OF \$200  
RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1) HOUR OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT OFFICER, EMERGENCY PERSONNEL OR THE CITY.

15-278.(5)(a) IMMEDIATE FINE OF \$200  
THERE IS NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY WHICH IS OUTSIDE OF THE PERMISSIBLE LIMITS.

15-278.(1)(e) IMMEDIATE FINE OF \$200  
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY.

Gary Holck, property manager, said the owner had mistakenly not listed Mr. Holck as the local contact.

Ms. Hasan said the City was withdrawing the noise complaint because the noise was not evident on the video. Officer Krock said he could hear it when he visited the property.

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

**Case: CE23060646**

1631 NE 59 PL  
SPEC LAND LLC

Service was via posting at the property on 7/26/23 and at City Hall on 7/27/23.

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.CE23050204 (PARKING, NOISE, AND RESPONSIBLE PARTY FAILURE TO RESPOND).

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

Gary Holck, property manager, said the property was not currently rented.

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

**Case: CE23030399**

937 SW 17 ST  
DUNCANSON, DAVID M & CAROL ANNE

CITATION APPEAL

VIOLATIONS: 47-21.15.C.1 **COMPLIED**  
CONSTRUCTION SITE WITH TREES NOT PROTECTIVELY BARRICADED.

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47-21.15.A **WITHDRAWN**

TREE REMOVED ALONG THE FRONT OF THE PROPERTY WITHOUT PERMIT.

47-21.15.D. IMMEDIATE FINE OF \$5,000

DAMAGE WAS INFLICTED UPON THE ROOT SYSTEM BY EQUIPMENT DURING CONSTRUCTION RESULTING IN A HAZARDOUS TREE WHICH HAD TO BE REMOVED.

The property was cited on 3/20/23 to be complied by 6/15/23. The property was in compliance, fines had accrued to \$5,000 and the City was requesting the full fine be imposed.

Ms. Hasan said the City had agreed to close the case with no fines.

David Duncanson, owner, thanked the City.

**Case: CE22090509**

**ORDERED TO REAPPEAR**

2445 SW 18 TER

MARINA OAKS CONDO ASSN INC

This case was first heard on 5/9/23 to comply by 7/11/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Malaika Murray, Code Compliance Officer, said there was litigation regarding the property.

Lior Cohen, association president, said they were finalizing a settlement with the insurance provider. They had already selected a roofer as well. Ms. Hasan said the notice of settlement had been filed on July 28. Officer Murray recommended a 154-day extension.

Mr. Ansbro granted a 154-day extension, during which time no fines would accrue and ordered the respondent to attend that hearing.

**Case: CE23060763**

**CITATION**

1600 NE 64 ST

1600 NE 64TH LLC

This case was cited on 6/22/23 to comply by 6/22/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed.

Robert Krock, Code Compliance Officer, testified regarding the citations for parking ,trash bins, and failure to respond to a complaint.

Moche Roumanet said the tenants had removed the car and the trashcans had been put back. He stated the phone number on file was an old number.

Mr. Ansbro imposed the \$600 fine.

**Case: CE23040616**

2401 CASTILLA ISLE

HICKORY POINTE LLC

Service was via posting at the property on 7/21/23 and at City Hall on 7/28/23.

Robert Krock, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-1.

THERE IS A NOISE DISTURBANCE AND PARTY AT THIS PROPERTY WITH AN ESTIMATED AT 150 TO 250 PEOPLE AND OVER 50 VEHICLES PARKED IN THE RIGHT OF WAY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING

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MAINTAINED IN SUCH A MANNER THAT THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Krock presented the case file into evidence, showed a video of the incident, and recommended imposing a \$15,000 fine for the noise disturbance.

Jason Starr, owner, said this was his second home. He stated he had lent the home to a friend for a party.

Mr. Ansbro found in favor of the City and imposed a one-time fine of \$15,000 for the noise disturbance.

**Case: CE22100241**

30 COMPASS PT  
MARTINEZ-MANSO, MICHEL

This case was first heard on 1/26/23 to comply by 2/23/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,750 and the City was requesting the full fine be imposed.

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

Michel Martinez, owner, agreed to pay the fine.

Mr. Ansbro imposed the \$1,750 fine.

**Case: CE23050489**

2160 NE 56 ST  
2160 FORTLAUDERDALE LLC

Service was via posting at the property on 7/25/23 and at City Hall on 7/27/23.

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

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

Officer Champagne presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$500 per day. He said as of the previous day, the ad was still up.

Luis Cadena said the owner had just given him power of attorney to address the violations. He said they were currently only doing long-term rentals.

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

**Case: FC23060004**

2160 NE 56 ST  
2160 FORTLAUDERDALE LLC

Service was via posting at the property on 7/19/23 and at City Hall on 7/28/23.

Phillipe Lahens, Fire Inspector, testified to the following violation(s):

VIOLATIONS: FSS 633.222  
"R" SIGNAGE MISSING ON BUILDING.  
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.

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Inspector Lahens presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$50 per day.

Luis Cadena agreed to comply.

Mr. Ansbro found in favor of the City and ordered compliance within 15 days or a fine of \$100 per day.

**Case: CE23050705**

304 SW 20 ST 1-4

ADAN INVESTMENT 2012 LLC

Service was via posting at the property on 7/25/23 and at City Hall on 7/27/23.

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

VIOLATIONS: 9-363

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE INTERIOR WALLS HAVE HOLES IN UNIT(B). THIS IS A RECURRING VIOLATION FROM CASE CE20110622. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO SEEK A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-280(g)

THERE ARE ELECTRICAL ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION INCLUDING BUT NOT LIMITED TO A WASHER AND DRYER.

9-279(g)

THE BATHROOM SINK FAUCET IN UNIT B IS LEAKING WATER AND THE VANITY TOP IS NOT SECURE AND IS LOOSE.

9-278(G)

ALL THE WINDOW SCREENS ARE MISSING IN UNIT B.

9-276(B)(3)

THERE IS A NEED FOR THE EXTERMINATION OF RODENTS, VERMIN AND/OR OTHER PESTS PRESENT. THERE IS A BEEHIVE IN THE CEILING OF UNIT B.

Officer Santos presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation. He said the tenant had prevented the owner from accessing the property.

Madeline Guzman, property manager, said the tenant had been evicted so they could now resolve the issues.

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

**Case: CE23070394**

42 NURMI DR

HECHTER, ISRAEL

Service was via posting at the property on 7/21/23 and at City Hall on 7/28/23.

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

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

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL

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PROPERTY TO REQUEST A CERTIFICATE SUSPENSION (365 DAY) BEFORE THE SPECIAL MAGISTRATE. CE23050623: RESPONSIBLE PARTY FAILURE TO RESPOND AND PARKING; CE23060803: RESPONSIBLE PARTY FAILURE TO RESPOND AND NOISE.

Officer Gavin presented the case file into evidence and recommended a suspension of the vacation rental certificate for 365 days.

Israel Hechter, owner, said he was disappointed by what had happened and explained actions he had taken to ensure this could not happen again. He questioned why two tickets were issued for the same violation less than an hour apart. He requested leniency but Ms. Hasan stated the code made the suspension mandatory.

Mr. Ansbro found for the City and revoked the vacation rental certificate for 365 days, starting on 9/1/23, effective September 1, 2023.

**Case: CE23010012**

2200 NW 22 ST

PERFECT PROPERTY RESOURCES LLC

This case was first heard on 5/9/23 to comply by 7/11/23. The property was in compliance, fines had accrued to \$1,100 and the City was requesting the full fine be imposed.

Karen Proto, Code Compliance Officer, recommended reducing the fine to administrative costs of \$801.

Willie Murray, owner, agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$801.

**Case: CE23060429**

803 NE 4 AVE

BRIGADA INTERNATIONAL SERVICE LLC

Service was via posting at the property on 7/24/23 and at City Hall on 7/27/23.

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

VIOLATION: 18-1. **COMPLIED**

THE CHAIN LINK FENCE IS IN DISREPAIR AT THIS VACANT LOT/PROPERTY, WHICH IS CREATING A PUBLIC NUISANCE. THERE IS GRAFFITI, MISCELLANEOUS TRASH, RUBBISH, DEBRIS, AND OVERGROWTH. IT IS BEING MAINTAINED IN SUCH A MANNER THAT IT MAY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN, OR WILD ANIMALS. THIS MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, WHICH MAY THREATEN OR ENDANGER THE PUBLIC HEALTH, SAFETY, WELFARE, OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF THE ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION OF CASE CE22070671 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file into evidence and said the violation was now in compliance. He requested Mr. Ansbro find the violation had existed as cited.

Raul Gastesi, Esq., the company's attorney, said they believed the building was being vandalized by the former owners. He said their engineers had certified the walls could be used but they were considering demolishing it. Officer Caracas suggested someone visit the property more often.

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

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**Case: CE22070067**

1500 NW 9 AVE  
BEDOYA, DAVID M

**ORDERED TO REAPPEAR**

This case was first heard on 3/14/23 to comply by 3/24/23, 4/18/23 and 5/2/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines of \$1,750 had already been imposed and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, recommended a 35-day extension, and said the owner was working diligently. He also recommended ordering the respondent to attend the 9/12/23 hearing.

David Bedoya said the weather was causing delays.

Mr. Ansbro granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/12/23 hearing.

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

**Case: CE23050143**

300 NE 3 AVE  
DEPENDABLE EQUITIES LLC

Service was via posting at the property on 7/24/23 and at City Hall on 7/27/23.

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

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS UNDEVELOPED PARCEL OF LAND DOES NOT HAVE LIVING GROUND COVER OR LAWN, EXPOSED SOIL CREATING DUST AND SOIL EROSION.

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

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

**Case: CE23050852**

308 NE 3 AVE  
DEPENDABLE EQUITIES LLC

Service was via posting at the property on 7/24/23 and at City Hall on 7/27/23.

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

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS UNDEVELOPED PARCEL OF LAND DOES NOT HAVE LIVING GROUND COVER OR LAWN, EXPOSED SOIL CREATING DUST AND SOIL EROSION.

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

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

**Case: CE23050855**

307 NE 3 ST  
DEPENDABLE EQUITIES LLC

Service was via posting at the property on 7/24/23 and at City Hall on 7/27/23.

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

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS UNDEVELOPED PARCEL OF LAND DOES NOT HAVE LIVING GROUND COVER OR LAWN, EXPOSED SOIL CREATING DUST AND SOIL EROSION.

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

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

**Case: CE23050856**

309 NE 3 ST

DEPENDABLE EQUITIES LLC

Service was via posting at the property on 7/24/23 and at City Hall on 7/27/23.

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

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS UNDEVELOPED PARCEL OF LAND DOES NOT HAVE LIVING GROUND COVER OR LAWN, EXPOSED SOIL CREATING DUST AND SOIL EROSION.

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

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

**Case: CE23050858**

317 NE 3 ST

DEPENDABLE EQUITIES LLC

Service was via posting at the property on 7/24/23 and at City Hall on 7/27/23.

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

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS UNDEVELOPED PARCEL OF LAND DOES NOT HAVE LIVING GROUND COVER OR LAWN, EXPOSED SOIL CREATING DUST AND SOIL EROSION.

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

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

**Case: CE23050854**

300 NE 4 ST

DEPENDABLE EQUITIES LLC

Service was via posting at the property on 7/24/23 and at City Hall on 7/27/23.

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

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS UNDEVELOPED PARCEL OF LAND DOES NOT HAVE LIVING GROUND COVER OR LAWN, EXPOSED SOIL CREATING DUST AND SOIL EROSION.

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

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

Officer Caracas presented the case files into evidence and recommended ordering compliance with all six cases within 63 days or a fine of \$100 per day, per violation.

Estefania Mayorga said the property was slated for redevelopment and requested an extension. She agreed to attend the 10/10/23 hearing for an update.

Mr. Ansbro found in favor of the City and ordered compliance for all six cases within 63 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 10/10/23 hearing.

**Case: FC23060005**

111 SE 19 ST

111 PRINCIPALITIES LLC

Service was via posting at the property on 7/19/23 and at City Hall on 7/28/23.

Phillipe Lahens, Fire Inspector, testified to the following violation(s):

VIOLATIONS: NFPA 1:13.6.3.1.3.3.

THE FIRE EXTINGUISHER IS OBSTRUCTED FROM VIEW AND REQUIRES A SIGN TO INDICATE ITS LOCATION.

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.

Inspector Lahens presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

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

**Case: FC23020008**

4517 NE 21 AVE

CORAL RIDGE LANDINGS CONDO ASSN INC

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 in compliance, fines had accrued to \$2,700 and the City was requesting the full fine be imposed.

Phillipe Lahens, Fire Inspector, recommended no fines be imposed.

Mr. Ansbro imposed no fine,

**Case: FC23020009**

4521 NE 21 AVE

CORAL RIDGE LANDINGS CONDO ASSN INC

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 in compliance, fines had accrued to \$2,700 and the City was requesting the full fine be imposed.

Phillipe Lahens, Fire Inspector, recommended no fines be imposed.

Mr. Ansbro imposed no fine,

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**Case: CE23040017**

545 NW 8 AVE

FH III LLC

Service was via posting at the property on 7/24/23 and at City Hall on 7/27/23.

Wanda Acquavella, 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. THIS IS A RECURRING VIOLATION OF CASE NUMBERS CE21060656 AND CE20100307. THE CASE WILL BE BROUGHT TO A HEARING WHETHER IT COMPLIES OR NOT.

9-304(b) **COMPLIED**

THE GRAVEL DRIVEWAY ON THE PROPERTY WAS OBSERVED TO BE IN DISREPAIR. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE NOT SURFACED WITH A HARD, DUSTLESS MATERIAL AND MAINTAINED IN A SMOOTH AND WELL GRADED CONDITION.

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.

Officer Acquavella presented the case file into evidence and said the violations were now in compliance. She requested Mr. Ansbro find 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: CE23060327**

680 SW 27 AVE

821 INVESTMENTS LLC

Service was via posting at the property on 7/26/23 and at City Hall on 7/28/23.

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

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

THE ROOF ON THE GAZEBO IS DIRTY WITH STAINS AND MISSING/PEELING PAINT AND IS NOT BEING MAINTAINED AS REQUIRED.

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

THE METAL CONCRETE FENCE WALL AT THIS PROPERTY IS DIRTY, STAINED AND HAS MISSING/PEELING PAINT AND IS NOT BEING MAINTAINED AS REQUIRED.

9-306

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

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

THERE ARE THREE DERELICT TRAILERS WITHOUT VALID LICENSE PLATES ON THE PROPERTY.

47-22.9. **COMPLIED**

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE

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CITY OF FORT LAUDERDALE. THERE ARE FOUR FLAG SIGNS IN THE FRONT WALL OF THE BUILDING.

47-19.9

THERE IS ILLEGAL OUTDOOR STORAGE AT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO MULTIPLE TIRES, DERELICT TRAILERS THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-21100883) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

THERE IS OVERGROWTH, WEEDS, TRASH AND DEBRIS ON THIS PROPERTY, SIDEWALK AND ITS SWALE AREA. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-21100883) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Santos presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day. Mr. Ansbro suggested ordering compliance with 47-19.9 within 15 days or a fine of \$250 per day, and with 9-306 within 35 days or a fine of \$100 per day.

Mr. Ansbro found in favor of the City and ordered compliance with 47-19.9 within 15 days or a fine of \$250 per day, and with 9-306 within 35 days or a fine of \$100 per day.

**Case: CE23050206**

2800 DAVIE BLVD  
DEFRANCO, LOUIS M

Service was via posting at the property on 7/26/23 and at City Hall on 7/28/23.

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

VIOLATIONS: 9-280(h)(1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE IS BROKEN, ROTTEN AND MISSING SLATES. IT IS FALLING APART AND THERE ARE WEEDS AND PLANTS GROWING THROUGH IT.

9-308(a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. THE ROOF IS NOT IN GOOD REPAIR. SOME AREAS IN THE CORNERS OF THE ROOF IS CAVED IN AND IS NOT WEATHER OR WATERTIGHT.

9-278(e)

THERE ARE HURRICANE SHUTTERS COVERING ALMOST ALL OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY (COUNTED 7 WINDOWS) WHICH IS UNSAFE AND IS A SAFETY HAZARD.

9-307(a)

THERE ARE WINDOWS WHICH ARE NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER. THE FRONT GLASS IS CRACKED AND HELD BY GRAY DUCK TAPE.

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9-306

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

9-304(b)

THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. IT IS DIRTY AND WEEDS ARE GROWING THROUGH IT.

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

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

Officer Santos presented the case file into evidence and recommended ordering compliance with 9-278(e) within 10 days, or a fine of \$25 per day; with 9-307(a) within 15 days or a fine of \$25 per day, and with the remaining violations within 63 days or a fine of \$25 per day, per violation.

Mr. Ansbro found in favor of the City and ordered compliance with 9-278(e) within 10 days, or a fine of \$25 per day; with 9-307(a) within 15 days or a fine of \$25 per day, and with the remaining violations within 63 days or a fine of \$25 per day, per violation.

**Case: CE23040003**

401 NE 8 ST

401 NE 8TH STREET LLC

Service was via posting at the property on 7/21/23 and at City Hall on 7/28/23.

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

VIOLATION: Sec. 17-6.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 50 dBA AFTER 10 P.M. NOISE READINGS TAKEN ON 4/1/2023 AT 0154. DBA: 82  
DBA: 83 AND DBA: 87.

Supervisor Davila presented the case file into evidence and recommended imposing a \$5,000 fine for the noise disturbance.

Courtney Crush Esq., the owner's attorney, said there had been previous citations that were either closed or withdrawn by the City. She said the owners were working with a sound consultant. Supervisor Davila said due to the egregious nature of the violation and the fact that the property had been cited before, he requested imposition of the \$5,000 fine.

Mr. Ansbro found in favor of the City and imposed a \$5,000 fine for the noise disturbance.

**Case: CE22030554**

801 SW 16 CT

SHERLOCK, ERIC J

Service was via posting at the property on 7/25/23 and at City Hall on 7/27/23.

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

VIOLATIONS: 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)

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

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WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE SWALE AREA.

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

THERE IS A DERELICT TRAILER ON THE SWALE IN FRONT OF THE PROPERTY.

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

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

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

**Case: CE23020458**

2231 NW 20 ST

HODGES, WILLIE & WATSON, EDDIE M

Service was via posting at the property on 7/24/23 and at City Hall on 7/27/23.

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

VIOLATIONS: 9-305(b)

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

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 NUMBERS CE22061049 AND CE21100528. THIS CASE WILL BE BROUGHT TO A HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

**Case: CE23020459**

2241 NW 20 ST

HODGES, WILLIE & WATSON, EDDIE M

Service was via posting at the property on 7/24/23 and at City Hall on 7/27/23.

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

VIOLATIONS: 9-305(b)

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

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 NUMBERS CE22061050 AND CE21100459. THIS CASE WILL BE BROUGHT TO A HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

Officer Proto presented the case files into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation. Mr. Ansbro suggested a fine of \$150 per day for 18-12.(a), since it was a recurring violation.

Mr. Ansbro found in favor of the City and ordered compliance with 9-305(b) within 35 days or a fine of \$50 per day and with 18-12.(a) within 35 days or a fine of \$150 per day for each case.

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**Case: CE23030248**

2145 NW 20 ST

HANKERSON, EARNESTINE BROWN EST

Service was via posting at the property on 7/24/23 and at City Hall on 7/27/23.

Jani Thelusma, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE PARTS OF THE FENCE THAT ARE BROKEN AND HAVE BECOME DISCONNECTED FROM THE FENCE POLES.

18-1.

THERE ARE ITEMS BEING STORED OUTSIDE OF THE PROPERTY SUCH AS BUT LIMITED TO COOLERS, CONTAINERS, WOOD PANEL 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.

9-306

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

Officer Thelusma presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation. Mr. Ansbro recommended ordering compliance with 18-1. within 15 days or a fine of \$100 per day and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Mr. Ansbro found in favor of the City and ordered compliance with 18-1. within 15 days or a fine of \$100 per day and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

**Case: CE23030642**

2304 NW 14 CT

2304 NW 14 CT LLC

Service was via posting at the property on 7/24/23 and at City Hall on 7/27/23.

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

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY.

9-306

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

9-304(b)

THE GRAVEL DRIVEWAY HAS NOT BEEN MAINTAINED OR WELL GRADED. THERE ARE BARE AREAS OF THE GRAVEL DRIVEWAY WITH GRASS GROWING THROUGH IT.

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.

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

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

**Case: CE23030643**

2336 NW 14 CT

ADAMS, ROBERT T EST; JUSTICE, CHANTELL

Service was via posting at the property on 7/24/23 and at City Hall on 7/27/23.

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

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY.

9-306

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

9-305(b)

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

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

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

**Case: CE23030944**

2811 NW 21 CT

PROPHETE, ELIZA B

Service was via posting at the property on 7/27/23 and at City Hall on 7/27/23.

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

VIOLATIONS: 18-1.

THERE ARE ITEMS BEING STORED OUTSIDE OF THE PROPERTY SUCH AS TARPS AND CONSTRUCTION MATERIAL 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)

THE PAVED DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CHIPPED AND PEELING PAINT.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE BEEN STUCCOED AND NEEDS TO BE PAINTED.

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

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

**Case: CE23060632**

**CITATION APPEAL**

5701 NE 22 WAY  
KNEZEVICH, DAVID

VIOLATION: 15-278.(2)b. IMMEDIATE FINE OF \$200  
THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED.

The property was cited on 6/15/23 to be complied by 6/15/23. The property was in compliance, fines had accrued to \$200 and the City was requesting the full fine be imposed.

Mr. Ansbro denied the appeal and imposed the \$200 fine.

**Case: CE23010152**

2000 W COMMERCIAL BLVD  
COMMERCIAL BLVD REALTY 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 \$4,000 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, said the owner's attorney had requested an extension. She recommended a 23-day extension.

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

**Case: CE23020524**

814 SW 12 PL  
HAUCH, PAUL F EST

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, fines had accrued to \$4,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$4,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE17101487**

**VACATE OIF**

2300 SW 15 AVE  
BUD ROBINSON MEMORIAL CHURCH OF THE NAZARENE

This was a request to vacate the Order Imposing the Fine.

Mr. Ansbro vacated the Order Imposing the Fine.

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**Case: CE22080655**

**REQUEST FOR EXTENSION**

1060 NW 54 ST  
EMILY RAY LLC

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 in compliance, and fines had accrued to \$500.

Mr. Ansbro did not grant an extension.

**Case: CE23050515**

**VACATE TEMPORARY SUSPENSION ORDER 6/13/2023**

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

This was a request to vacate the Temporary Suspension Order dated 6/13/23.

Mr. Ansbro vacated the Temporary Suspension Order dated 6/13/23.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 39 and 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:  
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:  
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

There being no further business, the hearing was adjourned at 12:37 P.M.

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

ATTEST:  
  
\_\_\_\_\_  
CLERK, SPECIAL MAGISTRATE