



**SPECIAL MAGISTRATE  
VIRTUAL HEARING  
ROSE ANN FLYNN PRESIDING  
AUGUST 31, 2023  
9:00 A.M.**

**CITY OF FORT LAUDERDALE**

**Staff Present:**

Katrina Jordan, Code Manager  
Nadine Blue, Code Compliance Supervisor  
Christina Chaney, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Tamara Lakes, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Wanda Acquavella, Code Compliance Officer  
Marco Aguilera, Code Compliance Officer  
Stephanie Bass, Code Compliance Supervisor  
Julio Davila, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Sr. Code Compliance Officer  
Julio Davila, Code Compliance Supervisor  
Paulette DelGrosso, Code Compliance Officer  
Edward Eason, Code Compliance Officer  
Robert Kisarewich, Fire Safety Captain  
Dorian Koloian, Sr. Code Compliance Officer  
Robert Krock, Code Compliance Officer  
Amy Kwiatkowski-Brown, Code Compliance Supervisor  
Jeffrey Lombard, Code Compliance Officer  
Tanya Nelson, Code Compliance Officer  
Jean-Claude Noel, Code Compliance Officer  
Bernstein Saimbert, Code Compliance Officer  
David Sandiford, Code Compliance Officer  
Diego Santos, Code Compliance Officer  
Guy Seiderman, Code Compliance Officer

**Respondents and witnesses**

FC23060015: Stephen Tilbrook Esq.  
CE22120129; CE23050834: Estefania Mayorga; Roya Edwards  
FC23060014: Eric Malinasky; Hector Michelena  
CE23021069: Juan Lopez  
CE22060352: Cristina Feliciano  
CE23020955: Derrick Odomes  
FC23060006: Moshe Cohen; Aubrey Odom  
CE23060899; CE23010568: Goran Dragoslavac  
CE23010491: David Blane  
CE23020370: Samuel Daniel; Bill Butler  
CE23060014: Joshua Rizo Patron; Paolo Villate  
CE23030940: Jason Milrad

CE23031029: George Bynes; Lorenzo Allen  
CE23060769: Rachel Peticca  
CE22040523: Dale Clappison  
CE22110106: Tracey and Freddie Myrick  
CE23030064: Ermeise Baker  
CE23060945: Larry Thomas Jones Jr.  
CE23020582; CE23020407: Emilia Akridge  
CE23030326: Annette Draicchio; Deandre Higgs  
CE21100181: Willie Hallman; Rhonda Hallman  
CE23070256: Rolbert DeJour; Reginald Compare  
CE22080567: Wendy Parson  
CE22060326: Maria Alberti

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

August 31, 2023

Page 2

**Case: CE23030326**

1820 LAUDERDALE MANOR DR  
PONASA LLC

Service was via posting at the property on 8/10/23 and at City Hall on 8/17/23.

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

VIOLATIONS: 18-1. **COMPLIED**

THERE IS OUTDOOR STORAGE CONSISTING OF CAR PARTS, VACUUM, COUCH AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION PER CASE CE21020651. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-304(b) **COMPLIED**

PARKING ON THE LAWN/DIRT SURFACE IS PROHIBITED. 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 INCLUDING SWALE AREA. THIS IS A RECURRING VIOLATION PER CASE CE21020651. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS HAVE MISSING PAINT. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION PER CASE CE21020651. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

18-4.(c)

THERE ARE MULTIPLE DERELICT VEHICLES PARKED/STORED ON THIS PROPERTY COMPLETELY DISMANTLED AND INOPERABLE. THIS IS A RECURRING VIOLATION PER CASE CE21020651. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Supervisor Davila presented the case file into evidence and requested a finding of fact that 18-1. and 9-306 had existed as cited. He recommended ordering compliance with the two outstanding violations within 28 days or a fine of \$50 per day, per violation.

The property manager explained efforts to comply and said the tenant had helped, but the violations always returned. Supervisor Davila explained what still needed to be done to comply. The tenant stated this was the first citation for the swale and Supervisor Davila noted that it may have been cited under a previous tenant.

Ms. Flynn found in favor of the City that 18-1. and 9-306 had existed as cited and ordered compliance with the two outstanding violations within 56 days or a fine of \$50 per day, per violation.

**Case: CE22120129**

316 NE 4 ST  
DEPENDABLE EQUITIES LLC

**ORDERED TO REAPPEAR**

Special Magistrate Hearing

August 31, 2023

Page 3

This case was first heard on 3/14/23 to comply by 3/24/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,200 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, said the property was still not in compliance. He would agree to one more extension of 91 days, at which time the permit must be issued and the building must be painted. He also requested the representative be ordered to attend the 11/30/23 hearing.

Estefania Mayorga requested 91 days.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/30/23 hearing.

**Case: CE23050834**

87 ISLE OF VENICE DR  
JDSFC PROPERTIES LLC

Service was via posting at the property on 8/4/23 and at City Hall on 8/17/23.

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

VIOLATIONS: 9-276(c)(3) **WITHDRAWN**

THERE IS A LARGE INFESTATION OF PESTS IN UNIT 4. A LARGE ACCUMULATION OF PESTS WERE DETECTED IN MANY AREAS OF THE INTERIOR OF UNIT 4 THAT APPEAR TO BE TERMITES.

9-280(b)

THERE IS A BROKEN WINDOW IN UNIT 4 THAT REQUIRES REPAIR. THE GLASS OF THE WINDOW WAS OBSERVED BROKEN AND MISSING. THERE IS A WATER LEAK THAT IS PENETRATING THE INTERIOR CEILING IN UNIT 4. EVIDENCE OF A BUBBLED CEILING WAS OBSERVED TO BE HOLDING WATER DUE TO THE INTERIOR BEING IMPROPERLY WEATHERTIGHT.

9-280(g) **WITHDRAWN**

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE INTERIOR OF UNIT 4.

9-278(e) **COMPLIED**

THERE IS A HURRICANE SHUTTER COVERING THE WINDOW OF THE OCCUPIED UNIT 4.

9-280(C)

THERE IS AN ACCUMULATION OF MILDEW ON THE STEPS OF THE EXTERIOR STAIRWAY THAT IS NOT BEING MAINTAINED IN A SAFE CONDITION.

18-1.

THERE IS ILLEGAL STORAGE OF FUEL CONTAINERS IN THE EXTERIOR COMMON AREA OF THE PROPERTY AND AN ACCUMULATION OF BUCKETS AND STORAGE CONTAINERS THAT HAVE ACCUMULATED STAGNANT WATER THAT ARE 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.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO DERELICT KAYAKS AND CANOES, DEFLATED VESSELS, BUCKETS, STORAGE CONTAINERS, RECREATIONAL WATER OBJECTS, FUEL CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

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)

THERE IS A BOAT ON TRAILER BEING STORED ON THE GRASS AREA OF THE SUBJECT RMM-25 ZONED PROPERTY.

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

Roya Edwards stated the property was being redeveloped and was scheduled for the October Planning and Zoning Board hearing for approval. They anticipated the building would be demolished in the future. The owner agreed to remove the boat, which belonged to him, and the former tenants had agreed to remove their items as well. She requested 60 days.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) within 56 days or a fine of \$100 per day and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

**Case: CE23020370**

702 NW 18 ST

DANIEL, SAMUEL W

Service was via posting at the property on 8/16/23 and at City Hall on 8/17/23.

Jean Claude Noel, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-1.

THERE IS LOOSE TRASH, INCLUDING BUT NOT LIMITED TO WATER BOTTLES, SODA, CANS, PLASTIC CUPS 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.

9-304(b)

THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL.

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.

47-21.15.a.

IT SHALL BE UNLAWFUL TO REMOVE A TREE IN THE CITY OF FORT LAUDERDALE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT.

Special Magistrate Hearing

August 31, 2023

Page 5

47-21.16.a. **COMPLIED**

THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THIS RESIDENTIAL PROPERTY.

47-20.13.g.1 **COMPLIED**

A CONSTRUCTION OR RIGHT-OF-WAY IMPROVEMENT PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT OF SUSTAINABLE DEVELOPMENT PRIOR TO CONSTRUCTION, GRADING, EXCAVATION, OR OTHER PHYSICAL ALTERATIONS WITHIN PUBLIC RIGHT-OF-WAY, SWALE AREAS OR EASEMENTS.

Officer Noel presented the case file into evidence and recommended ordering compliance with 47-21.15.a. within 28 days or a fine of \$200 per day, and with the remaining violation within 28 days or a fine of \$100 per day, per violation.

Samuel Daniel said he was in the process of evicting the tenant, who was the cause of many of the violations. He added that the City had told him to remove the tree because it was killed after being struck by lightning. Officer Noel stated the City required documentary proof that the tree was struck by lightning. Stephanie Bass, Code Compliance Supervisor, said the dead tree still needed to go through the permitting department.

Ms. Flynn found in favor of the City and ordered compliance with 47-21.15.a. within 28 days or a fine of \$200 per day, and with the remaining violation within 28 days or a fine of \$100 per day, per violation.

**Case: CE23070166**

100 NW 8 ST

100 NW 8TH ST, LLC

Service was via posting at the property on 8/9/23 and at City Hall on 8/17/23.

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

VIOLATION: 18-1. **COMPLIED**

THERE IS A PILE OF TREE SHRUBBERY AND LIMBS AT THIS PROPERTY, WHICH 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. THIS MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, THREATEN/ENDANGER THE PUBLIC HEALTH, OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (CE-23060153) 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 Ms. Flynn find the violation had existed as cited.

The property representative said someone had dumped furniture on the property in June. She said the yard maintenance worker had left the trimmings on the property.

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

**Case: FC23060006**

432 SE 20 ST

432 SE 20 ST LLC

Service was via posting at the property on 8/3/23 and at City Hall on 8/17/23.

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

VIOLATIONS: NFPA 101:7.10.5.2.1, **COMPLIED**

THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

Special Magistrate Hearing

August 31, 2023

Page 6

MO Sec. 13-58 (b)

THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE-RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE).

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

Moshe Cohen, owner, requested more than 28 days because they were in the process of installing a new fire alarm panel. Aubrey Odom, fire alarm contractor, said it could be done in 28 days, but requested more time in case a permitting issue arose. Captain Kisarewich recommended ordering the respondent to attend the 9/28/23 hearing for a progress report.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day and ordered the respondent to attend the 9/28/23 hearing.

**Case: FC23060014**

312 NW 7 ST

312 NW 7TH STREET LLC

Service was via posting at the property on 8/2/23 and at City Hall on 8/17/23.

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

VIOLATIONS: NFPA 101:7.2.1.5.3,

LOCKS PROVIDED IN THE MEANS OF EGRESS REQUIRE A KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE.

NFPA 101:7.9.2.1, FF

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

NFPA 101:7.10.5.2.1,

THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

1:4.5.8.6 , FFPC 6th

THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

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.

F-103.2.5,BCBRA 3/19

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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

Hector Michelena, property manager, said the new tenant, a church, was not typically open during the same business hours as the service company. They now had an appointment for September 13.

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

**Case: FC23060015**

17 S FTL BEACH BLVD

THOR GALLERY AT BEACH PLACE LLC

%RYAN LLC - DIVINA TAVERAS

Special Magistrate Hearing

August 31, 2023

Page 7

Personal service was accepted on 8/2/23. Service was also via posting at City Hall on 8/17/23

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

VIOLATIONS: 1:13.3.1.1, FFPC 6th

THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

NFPA 1:1.7.7.2, FFPC

TROUBLE ALARM IS SHOWING ON THE FIRE ALARM PANEL.

NFPA 101:7.2.1.8.1,

SELF-CLOSING OR AUTOMATIC-CLOSING DOOR(S) DON'T SELF CLOSE AND LATCH.

NFPA 1:10.18.7, FFPC **COMPLIED**

REMOVE THE FUELED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MOTORCYCLES, MOPEDS, LAWN-CARE EQUIPMENT, AND PORTABLE COOKING EQUIPMENT FROM THE BUILDING.

NFPA 1:11.1.2.2, FFP

ELECTRICAL WIRING NOT PER NFPA 70, NATIONAL ELECTRICAL CODE.

NFPA 101:7.10.5.2.1,

THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

NFPA 1:12.3.3.1, 5th

REQUIRED FIRE-RESISTIVE CONSTRUCTION, INCLUDING FIRE BARRIERS, FIRE WALLS, EXTERIOR WALLS DUE TO LOCATION ON PROPERTY, FIRE-RESISTIVE REQUIREMENTS BASED ON TYPE OF CONSTRUCTION, DRAFT-STOP PARTITIONS, AND ROOF COVERINGS HAVE NOT BEEN MAINTAINED AND HAVE BEEN DAMAGED, ALTERED, BREACHED, PENETRATED, REMOVED, OR IMPROPERLY INSTALLED.

1:13.3.1.1, FFPC 6<sup>th</sup> **COMPLIED**

ESCUTCHEON RING IS MISSING.

NFPA 110:8.4.8, 2013 **COMPLIED**

THERE IS NO RECORD OF A PASSING OPERATIONAL TEST BEING CONDUCTED IN ACCORDANCE WITH NFPA 110 CHAPTER 8.4 OPERATIONAL INSPECTION AND TESTING.

1:13.4.8, FFPC 6th e **COMPLIED**

THE FIRE PUMP DOES NOT FUNCTION AS DESIGNED AND INSTALLED.

NFPA 101:7.2.1.8.1,

DOOR(S) THAT IS/ARE REQUIRED TO BE KEPT CLOSED IS/ARE BEING HELD OPEN.

F-111.1.3, BCBRA, 3/ **WITHDRAWN**

THE SMOKE CONTROL SYSTEM HAS NOT BEEN CERTIFIED ANNUALLY BY A BROWARD COUNTY LICENSED TEST AND BALANCE COMPANY.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$250 per day, per violation. All violations but NFPA 1:12.3.3.1, 5<sup>th</sup> were repeat violations. He described progress being made toward compliance but said he would not allow any additional time beyond the 91 days.

Stephen Tilbrook Esq., the owner's attorney, agreed to comply within 91 days.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$250 per day, per violation and ordered the respondent to attend the 11/30/23 hearing.

Special Magistrate Hearing

August 31, 2023

Page 8

**Case: CE23060769**

1400 SE 2 ST

NUNEZ, KENNETH; PETICCA, RACHEL CHRISTINE

Service was via posting at the property on 8/3/23 and at City Hall on 8/17/23.

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 14 days or a fine of \$250 per day.

Rachel Peticca agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day.

**Case: CE23060945**

1609 SW 14 ST

JONES, LARRY THOMAS JR

Service was via posting at the property on 8/3/23 and at City Hall on 8/17/23.

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 14 days or a fine of \$250 per day.

Larry Thomas Jones Jr. agreed to comply. He said he was already in the certification process. He noted that pulling the permit would take longer than 14 days. Officer Champagne advised Mr. Jones to deactivate the rental listing to comply in the meantime.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day.

**Case: CE23070256**

2091 SW 36 TER

DEJOUR, ROLBERT

Service was via posting at the property on 8/9/23 and at City Hall on 8/17/23.

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

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

THERE ARE 3 DERELICT VEHICLES ON THE PROPERTY. GRAY HYUNDAI SONATA,  
GRAY JEEP, AND BLUE HYUNDAI VELOSTER.

9-363 **COMPLIED**

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

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

THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A  
REPEAT OF CASE CE20120916 AND AS SUCH FINES WILL BEGIN TO ACCRUE AS OF

Special Magistrate Hearing

August 31, 2023

Page 9

TODAY AND WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

Officer Aguilera presented the case file into evidence and said all violations were in compliance. He recommended imposing a fine of \$150 per day for the seven days that 18-12.(a) was out of compliance, a total of \$1,050.

Rolbert DeJour said he had been away and the property was empty.

Ms. Flynn found in favor of the City and imposed a fine of \$150 per day for the seven days that 18-12.(a) was out of compliance, a total of \$1,050.

**Case: CE23060014**

720 NW 4 AVE 1-4  
THROUGH HIS GRACE 2 LLC

Service was via posting at the property on 8/9/23 and at City Hall on 8/17/23.

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

VIOLATIONS: 47-19.4.D.1. **COMPLIED**

THERE IS A FOUR YARD BULK CONTAINER AND TRASH CONTAINERS STORED IN FRONT OF THE PROPERTY WITHOUT HAVING A DUMPSTER ENCLOSURE.

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

THERE IS TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE, (CE22010094) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

9-305(b) **COMPLIED**

THE LANDSCAPE LOCATED ON THE SWALE/RIGHT-OF-WAY AT THIS MULTI FAMILY HOME/PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Caracas presented the case file into evidence and said all violations were now in compliance. He requested Ms. Flynn find that 18-12.(a) had existed as cited.

Joshua Rizo Patron, property manager, described their efforts to comply.

Ms. Flynn found in favor of the City that 18-12.(a) had existed as cited

**Case: CE23060899**

722 NW 2 AVE  
COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 8/9/23 and at City Hall on 8/17/23.

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

VIOLATION: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE ENCLOSURE IS IN STATE OF DISREPAIR. THE DOOR IS MISSING AND IS NOT PLACED ON THE HINGES. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (CE23031000) 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 Ms. Flynn find the violation had existed as cited.

Special Magistrate Hearing

August 31, 2023

Page 10

Goran Dragoslavic said he had replaced the gate three times because the trash company had damaged it.

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

**Case: CE23010568**

444 NW 21 AVE

COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 8/3/23 and at City Hall on 8/17/23.

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

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

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. OUTDOOR STORAGE OBSERVED WHICH INCLUDES BUT NOT LIMITED TO FURNITURE, COOLERS, WOOD ON THE PROPERTY FRONT YARD. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21110681. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-305(b) **COMPLIED**

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. AREAS OF DEAD AND MISSING GROUND COVER ARE OBSERVED THROUGHOUT THE FRONT YARD, INCLUDING THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21110681. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR FASCIA AND ROOF THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21110681. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-304(b) **COMPLIED**

THE GRAVEL DRIVEWAY AND SWALE ON THIS PROPERTY IS NOT BEING MAINTAINED. THE GRAVEL IS WORN AND THERE ARE WEEDS GROWING THROUGH IT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21110681. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE BOTTOM OF THE FENCE ON THE NORTH SIDE IS BENT.

Officer Saimbert presented the case file into evidence and said all violations were now in compliance. He requested Ms. Flynn find that 47-34.1.A.1., 9-305(b), 9-306, and 9-304(b) had existed as cited.

Goran Dragoslavic said the City inspectors were great to work with.

Ms. Flynn found in favor of the City that 47-34.1.A.1., 9-305(b), 9-306, and 9-304(b) had existed as cited.

Special Magistrate Hearing

August 31, 2023

Page 11

**Case: CE22060352**

416 NW 15 AVE

FELICIANO, CRISTINA

Service was via posting at the property on 8/11/23 and at City Hall on 8/17/23.

Julio Davila, Code Compliance Supervisor, 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 ON THE SWALE.

9-304(b) **WITHDRAWN**

THE ASPHALT DRIVEWAY IS NOT WELL MAINTAINED. THERE ARE CRACKS AND HOLES ON THE DRIVEWAY, AND THE BLACK TOP IS FADED.

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

Cristina Feliciano said she had already planted grass in the area.

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

**Case: CE23031029**

1212 NW 15 ST

BYNES, GEORGE

Service was via posting at the property on 8/10/23 and at City Hall on 8/17/23.

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

VIOLATIONS: 9-306

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

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 INCLUDING SWALE AREA.

9-304(b)

THE GRAVEL DRIVEWAY IS WORN THROUGH. GRASS AND WEEDS ARE GROWING THROUGH IT.

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

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. A PART OF THE FENCE IS FALLING, BROKEN, AND DISCONNECTED.

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

Lorenzo Allen, property manager, said the building had been painted. The driveway work had also been completed.

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

Special Magistrate Hearing

August 31, 2023

Page 12

**Case: CE21100181**

2016 NW 13 AVE  
HALLMAN, JACK E & WILLIE D

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 in compliance, fines had accrued to \$1,400 and the City was requesting the full fine be imposed.

Julio Davila, Code Compliance Supervisor, recommended reducing the fine to administrative costs of \$490.

Rhonda Hallman, the owners' daughter, said they had paid \$13,000 to replace the roof. She said her parents were on a fixed income and requested a further reduction.

Ms. Flynn imposed administrative costs of \$150.

**Case: CE22110106**

**ORDERED TO REAPPEAR**

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.

Julio Davila, Code Compliance Supervisor, reviewed the case history.

Tracy Myrick said they had done a lot of work. Freddie Myrick said there was no longer a vehicle on the swale and he was trying to sell the inoperable vehicle.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 10/26/23 hearing.

**Case: CE23030064**

**REQUEST FOR EXTENSION**

1544 NW 15 TER  
BAKER, ERMEISE SUELEAN

This case was first heard on 7/27/23 to comply by 8/31/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Julio Davila, Code Compliance Supervisor, said all violations remained and recommended imposition of the fine.

Ermeise Baker requested a 90-day extension for the fence. She said the repair was very expensive and she could not afford the down payment yet. She said a lawn company was scheduled to address the landscaping on the weekend. Supervisor Davila noted the lack of sod on the swale and Ms. Baker said neighbors kept parking on her swale and ruining the sod.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

**Case: CE23020407**

3337 NE 16 PL  
1651 N FLD BEACH BLVD LLC

Service was via posting at the property on 8/16/23 and at City Hall on 8/17/23.

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

VIOLATIONS: 9-305(a) **COMPLIED**  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF  
LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

Special Magistrate Hearing

August 31, 2023

Page 13

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.

9-280(h)(1)

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

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

Emilia Akridge agreed to comply.

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

**Case: CE23020582**

1651 N FORT LAUDERDALE BEACH BLVD

1651 N FLD BEACH BLVD LLC

Service was via posting at the property on 8/3/23 and at City Hall on 8/17/23.

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

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

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

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.

9-280(h)(1)

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

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

Emilia Akridge agreed to comply.

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

**Case: CE23020955**

427 NW 21 TER 1-4

ODOMES, DERRICK

This case was first heard on 5/25/23 to comply by 6/4/23 and 6/29/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting \$709 be imposed.

Bernstein Saimbert, Code Compliance Officer, recommended reducing the fine to administrative costs of \$709.

Derrick Odomes said he had not received proper notice.

Ms. Flynn imposed administrative costs of \$709.

Special Magistrate Hearing

August 31, 2023

Page 14

**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.

Bernstein Saimbert, Code Compliance Officer, said two violations remained and recommended no extension be granted.

Dale Clappison said they were remodeling the entire building. He had provided the notice of commencement and permit application from the contractor. He said the work would take a few months, but the permit applications should be submitted by the contractor.

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

**Case: CE22060326**

3601 N OCEAN BLVD  
3601 PARKING LLC

Service was via posting at the property on 8/19/23 and at City Hall on 8/17/23.

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

VIOLATIONS: 47-2.2.Q.3 **COMPLIED**

THERE IS LANDSCAPING THAT IS NOT IN THE REQUIRED SETBACK OF 25FT FROM POINT OF INTERSECTION.

47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE GATE IS BROKEN AND IN DISREPAIR AND THE INSIDE OF THE ENCLOSURE IS FULL OF TRASH AND DEBRIS.

47-19.9 **COMPLIED**

THERE IS OUTDOOR STORAGE AT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO STORAGE CONTAINERS.

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

THERE IS A DERELICT VEHICLE (COMMERCIAL BOX TRUCK EXPIRED TAG) ON THE PROPERTY.

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

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHOLES, CRACKS, AND MISSING/BROKEN CURB AND WHEEL STOPS. THERE IS ALSO MISSING SIGNS, INCLUDING BUT NOT LIMITED TO A STOP SIGN AT THE EGRESS ADJACENT TO 36TH STREET.

Officer Koloian presented the case file into evidence and said all violations except 47-19.4.D.8. were in compliance. She recommended ordering compliance with 47-19.4.D.8. within 10 days or a fine of \$100 per day.

Maria Alberti requested more than 10 days.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.4.D.8. within 10 days or a fine of \$100 per day.

Special Magistrate Hearing

August 31, 2023

Page 15

**Case: CE23021069**

340 SAN MARCO DR  
340 SAN MARCO LLC

Service was via posting at the property on 8/3/23 and at City Hall on 8/17/23.

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

VIOLATIONS: 18-12.(a)

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

9-304(b) **COMPLIED**

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

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS VACANT LOT IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE FENCE THAT IS LEANING, BROKEN AND MISSING SUPPORT. THE SCREEN MESH IS NOT SECURE PROPERLY.

47-21.16.A.

THERE IS A TREE STUMP ON THE PROPERTY.

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

Juan Lopez agreed to comply.

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

**Case: CE23030940**

1128 NW 5 CT  
PAJJ INVESTMENTS LLC

Service was via posting at the property on 8/3/23 and at City Hall on 8/17/23.

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

VIOLATIONS: 9-304(b)

THE DRIVEWAY AND WALKWAY IS NOT BEING MAINTAINED AS REQUIRED. THE DRIVEWAY HAS CRACKS, PEELING PAINTS AND STAINS. THIS IS A RECURRING VIOLATION. REFER TO CASE CE22030564. 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.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE CE22030564. 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.

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

Sec. 24-27(f) **COMPLIED**

THERE ARE TRASH CARTS WITH THEIR LIDS OPEN AT THIS LOCATION.

**47-19.9 COMPLIED**

THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE ARE COCONUTS, TIRES, AND OTHER MISCELLANEOUS ITEMS IN THE FRONT AND REAR OF THIS PROPERTY. THERE IS LANDSCAPE DEBRIS ON TOP OF THE TRUCK IS NOT SCREENED FROM VIEW.

**9-305(b) COMPLIED**

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

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 9-304(B) within 28 days or a fine of \$100 per day and a finding of fact that 18-12.(a) had existed as cited.

Jason Milrad said the driveway was already done.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(B) within 28 days or a fine of \$100 per day and found that 18-12.(a) had existed as cited.

Ms. Flynn took a brief recess.

**Case: CE22080567**

2312 NW 7 ST

EDWARDS, E M & EDWARDS, S B &; EDWARDS, B B & EDWARDS, S A ET AL

Service was via posting at the property on 8/11/23 and at City Hall on 8/17/23.

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

VIOLATIONS: 9-313.(a)

THIS PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS HOLES, MISSING SECTIONS AND BROKEN PARTS.

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

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. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO BROKEN WINDOWS.

**18-7. COMPLIED**

THE PROPERTY IS BOARDED WITHOUT FIRST OBTAINING A BOARD-UP CERTIFICATE.

Supervisor Davila presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$25 per day, per violation.

Wendy Parson agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$25 per day, per violation.

**Case: CE23010491**

621 NW 21 AVE

PRECISE PRESSURE CLEANING LLC

Service was via posting at the property on 8/17/23 and at City Hall on 8/17/23.

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

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

THERE ARE MULTIPLE DERELICT VEHICLES STORED ON THE PROPERTY AND SURROUNDING SWALE. THE VEHICLES INCLUDE, BUT ARE NOT LIMITED TO CARS THAT ARE INOPERABLE DUE TO MISSING PARTS AND AS WELL AS EXPIRED TAGS. THE VEHICLES INCLUDE A WHITE FORD E-350 (COMMERCIAL VEHICLE) – NO TAG – VIN # 1FDKE3068SHB74259, GREEN/BLACK GMC FLAT BED TOW TRUCK – FL TAG NUMBER E8869E – EXP. 12/22, WHITE CHEVROLET PICKUP – FL TAG # LAA A53 – EXP. 11/22, GRAY (PRIMERED) CHEVROLET PICKUP – FL TAG # IY7 2KD – EXP. 12/22, GRAY INFINITI Q50 SEDAN – NO TAG, WHITE CHEVY WORK VAN WITH EXPIRED PAPER TAG AND BROKEN WINDOWS, SILVER CHEVY SILVERADO PICK-UP TRUCK WITH NO LICENSE PLATE, SILVER INFINITI QX30 SUV NO LICENSE PLATE, AND A LIGHT BLUE LATE MODEL VEHICLE NO VIN NUMBER WINDOWS INTERIOR OR LICENSE PLATE. THIS IS A RECURRING VIOLATION; PLEASE SEE CASE CE22040166. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

**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 CE22040166. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

**9-306 COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION. PLEASE SEE CASE CE22040166. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

**47-20.20.(H)**

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA OF THE PROPERTY IS IN COMPLETE DISREPAIR. THERE ARE NO PARKING MARKINGS, AREAS OF THE SURFACE ARE UNEVEN AND CRACKED. THIS IS A RECURRING VIOLATION. PLEASE SEE CASE CE22040166. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

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

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS I- GENERAL INDUSTRIAL ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO A LARGE ACCUMULATION OF DERELICT VEHICLES, AUTO PARTS AND OTHER MISCELLANEOUS ITEMS THROUGHOUT THE ENTIRE PROPERTY AND SURROUNDING SWALE. THERE IS ALSO A BUSINESS OPERATING OUTSIDE OF THE PROPERTY'S INTENDED USE. THE ORIGINAL USE SPECIFIED IS FOR WAREHOUSE

Special Magistrate Hearing

August 31, 2023

Page 18

AND STORAGE, NOT AUTOMOTIVE REPAIR. THIS IS A RECURRING VIOLATION. PLEASE SEE CASE CE22040166. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Supervisor Davila presented the case file into evidence and requested a finding of fact that 18-4.(c) and 9-306 had existed as cited and recommended ordering compliance with the remaining violations within 28 days or a fine of \$50 per day, per violation.

David Blane agreed to comply.

Ms. Flynn found in favor of the City that 18-4.(c) and 9-306 had existed as cited and ordered compliance with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn recessed the hearing at 12:11 PM and heard two lien reduction cases. The Special Magistrate hearing reconvened at 12:38 PM.

**Case: FC23060007**

505 SE 20 ST

FRENCH PLANET INVESTMENT LLC

Service was via posting at the property on 8/3/23 and at City Hall on 8/17/23.

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

VIOLATION: 1:13.6.4.3.2.1, FFPC

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

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

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

**Case: CE23060833**

1200 SW 15 AVE

MR SUSTAINABLE HOMES DESIGN & BUILDERS INC

Service was via posting at the property on 8/10/23 and at City Hall on 8/17/23.

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

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT LOT AND ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION, (CASES CE-21080602 AND CE-23010034), WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

THERE IS A DERELICT WHITE/BLUE CHEVY MICROBUS PARKED ON THE GRASS INSIDE THE VACANT LOT.

9-304(b) **COMPLIED**

THERE IS A DERELICT WHITE/BLUE CHEVY MICROBUS PARKED ON THE GRASS/LAWN AREA INSIDE THIS VACANT LOT.

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

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING

Special Magistrate Hearing

August 31, 2023

Page 19

MAINTAINED AS REQUIRED. THE WOOD FENCE NEXT TO SW 15TH AVE IS LEANING TO THE SIDE.

Officer Santos presented the case file into evidence and said all violations were now in compliance. He requested Ms. Flynn find that 18-12.(a) had existed as cited.

Ms. Flynn found in favor of the City that 18-12.(a) had existed as cited.

**Case: CE23050906**

2001 NE 21 AVE  
KING, DALE A

Service was via posting at the property on 8/5/23 and at City Hall on 8/17/23.

Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-11.(b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

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

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

**Case: CE23050974**

1215 NE 6 ST  
PALMA, FRANCHOT LOUIS

Service was via posting at the property on 8/5/23 and at City Hall on 8/17/23.

Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS : 47-21.16.A.

THERE IS A TREE STUMP LEFT BEHIND WHERE A DEAD TREE WAS REMOVED FROM THE PARKING LOT.

Officer DelGrosso 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: CE23060036**

1015 NE 17 AVE  
SANCHEZ, FREDERICK; SANCHEZ, ALICIA & SANCHEZ, KATHRYN

Service was via posting at the property on 8/5/23 and at City Hall on 8/17/23.

Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION.

Special Magistrate Hearing

August 31, 2023

Page 20

9-280(h)(1)

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

47-21.16.A

THERE IS A DEAD PALM TREE IN THE PARKING AREA BY THE DUMPSTER ENCLOSURE.

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

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

**Case: CE23050836**

3316 NE 38 ST

COHEN, LAWRENCE E & BARBARA F

Service was via posting at the property on 8/9/23 and at City Hall on 8/17/23.

David Sandiford, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THERE ARE CRACKS AND UNEVEN AREAS OF PAVEMENT.

9-306 **WITHDRAWN**

THE FRONT EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FRONT (NORTH FACING SIDE) OF THE BUILDING HAS AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THESE AREAS INCLUDE BUT ARE NOT LIMITED TO ABOVE AND TO THE RIGHT OF THE FRONT DOOR AND TO THE RIGHT OF THE GARAGE DOOR.

9-308(b)

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

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

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

**Case: CE23030340**

713 SE 7 ST

LEO, TINA MARIE

Service was via posting at the property on 8/9/23 and at City Hall on 8/17/23.

David Sandiford, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 47-21.15.D.

TREE HAS BEEN ABUSED AND ALTERED OUTSIDE IT'S NATURAL SHAPE BY EXCESSIVE CUTTING OF BRANCHES ON ONE SIDE.

Officer Sandiford presented the case file into evidence and recommended ordering compliance by obtaining an after-the-fact permit within 28 days or a fine of \$100 per day. Stephanie Bass, Code Compliance Supervisor, clarified that an after-the-fact permit was needed to comply the violation.

Special Magistrate Hearing

August 31, 2023

Page 21

Ms. Flynn found in favor of the City and ordered compliance by obtaining an after-the-fact permit within 28 days or a fine of \$100 per day.

**Case: CE23030346**

350 RIVIERA DR  
MOSHER, KEVIN P

Service was via posting at the property on 8/5/23 and at City Hall on 8/17/23.

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

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

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

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

**Case: CE23060043**

3420 RIVERLAND RD  
STEPHENS, JOHN DAVID

Service was via posting at the property on 8/9/23 and at City Hall on 8/17/23.

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

VIOLATION: 9-280(h)(1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BROKEN AND MISSING SLATS AND IS LEANING OVER.

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

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

**Case: CE23021048**

301 ISLE OF CAPRI DR  
WETSTEIN, LEWIS

Service was via posting at the property on 8/3/23 and at City Hall on 8/17/23.

Bernstein Saimbert, 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.

9-305(a) **COMPLIED**  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

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

Special Magistrate Hearing

August 31, 2023

Page 22

**47-19.9 COMPLIED**

THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE IS A BROKEN WHITE FENCE LEANING AGAINST THE EXTERIOR WALL NOT SCREEN FROM VIEW.

**24-27(B) COMPLIED**

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

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

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

**Case: CE23020493**

900 NW 2 ST

SJW INVESTMENT IRREV TR

Service was via posting at the property on 8/3/23 and at City Hall on 8/17/23.

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

VIOLATIONS: 47-19.9

THERE IS OUTDOOR STORAGE AT THIS PROPERTY NOT LIMITED TO CHAIRS, TRASH BAGS, WOOD, BATHTUB, CONES, EQUIPMENT TOOLS, CHAIRS AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE CE22120430. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

**9-305(b) COMPLIED**

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

**47-19.4.D.1. COMPLIED**

THERE IS A 20 YARD DUMPSTER WHICH DOES NOT HAVE AN ENCLOSURE. THERE IS NO CONSTRUCTION PERMIT AT THIS SITE THE DUMPSTER IS NOT APPROVE PER CITY CODE.

**18-1 COMPLIED**

THERE IS A 20 YARD DUMPSTER 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 Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

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

Special Magistrate Hearing

August 31, 2023

Page 23

**Case: CE23020412**

3311 NE 17 CT

SCHILLING, MARCOS

Service was via posting at the property on 8/3/23 and at City Hall on 8/17/23.

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

VIOLATIONS: 9-306

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

9-305(a) **COMPLIED**

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

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

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

**Case: CE22120714**

1021 NW 5 CT

BRIMM, MELVIN

Service was via posting at the property on 8/3/23 and at City Hall on 8/17/23.

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

VIOLATIONS: 9-280(H)(1)

THE WOOD FENCE IS NOT BEING MAINTAINED. THE REAR FENCE IS LEANING AND MISSING SLATS IN THE BACK OF THE ALLEY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20100836. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

18-12.(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS IN THE BACK ALLEYWAY. THIS IS A RECURRING VIOLATION, REFER TO CASE NUMBER CE20100836. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE. THIS IS A RECURRING VIOLATION, REFER TO CASE NUMBER CE20100836. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING FINDING OF 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 or a fine of \$100 per day and with the remaining violations within 28 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 or a fine of \$100 per day and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Special Magistrate Hearing

August 31, 2023

Page 24

**Case: CE23060434**

3001 N OCEAN BLVD

3001 NORTH OCEAN LLC

Service was via posting at the property on 8/3/23 and at City Hall on 8/17/23.

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 FENCE IS LEANING ALONG A1A. THIS IS A RECURRING VIOLATION REFER TO CASE CE23010751. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-305(a) **COMPLIED**

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

47-19.9 **COMPLIED**

THERE IS OUTDOOR STORAGE AT THIS VACANT LOT PROPERTY. THERE IS A CONE ON THE ROW.

Officer Saimbert presented the case file into evidence and said all violations were now in compliance. He requested Ms. Flynn find that 9-280(h)(1) had existed as cited.

Ms. Flynn found in favor of the City that 9-280(h)(1) had existed as cited.

**Case: CE23060537**

1501 SE 2 ST

ZVULUN, AVI ABRAHAM

Service was via posting at the property on 8/9/23 and at City Hall on 8/17/23.

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

VIOLATION: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY HINDERING LIGHT SOURCE TO THE PEDESTRIAN WALKWAY SOLAR PANEL.

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

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

**Case: CE23070045**

844 NW 3 AVE 1-3

NUNEZ, JOSE

Service was via posting at the property on 8/9/23 and at City Hall on 8/17/23.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH OF GRASS AND TREES. THERE IS MISCELLANEOUS TRASH AND DEAD FOLIAGE ON THIS PROPERTY. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (CE21020427) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Special Magistrate Hearing

August 31, 2023

Page 25

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

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

**Case: CE23040647**

826 SW 14 CT

CAMPOLI, MATTHEW; DALL'AGNESE, LUCA

Service was via posting at the property on 8/12/23 and at City Hall on 8/17/23.

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 14 days or a fine of \$200 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$200 per day.

**Case: CE23050484**

626 SW 12 AVE

626 PARTNERS LLC

Service was via posting at the property on 8/3/23 and at City Hall on 8/17/23.

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

VIOLATIONS: 15-272.(a)

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

18-1.

THERE ARE TRASH BAGS ON THE GROUND AT THIS PROPERTY THAT ARE 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 Champagne presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$500 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$500 per day, per violation.

**Case: CE23020150**

1111 SW 31 AVE

LEVINTIN REAL ESTATE LLC; ALLIUN INVESTMENTS LLC

Service was via posting at the property on 8/17/23 and at City Hall on 8/17/23.

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

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

THERE IS A DERELICT VEHICLE PARKED ON THE SWALE OF THIS PROPERTY. A GOLD AUDI A7 SEDAN WITH FRONT END DAMAGE AND NO LICENSE PLATE.

9-304(b) **COMPLIED**

THERE IS A BLACK CHEVY SEDAN PARKED ON THE GRASS. THE DRIVEWAY IS ALSO FADED AND HAS POTHOLES IN THE SURFACE. THIS IS A RECURRING VIOLATION. PLEASE SEE CASE 21050663. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION. PLEASE SEE CASE 21050663. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Supervisor Davila presented the case file into evidence and said only violation 9-305(b) remained. He recommended ordering compliance with 9-305(b) within 28 days or a fine of \$100 per day and a finding that 9-304(b) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 28 days or a fine of \$100 per day and found that 9-304(b) had existed as cited.

**Case: CE23040149**

2503 NW 16 CT

LEONARDO CACIOPPO TR; AL FAMILY TR

Service was via posting at the property on 8/16/23 and at City Hall on 8/17/23.

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

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

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION. PLEASE SEE CASE CE19072056. THE VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

9-306 **COMPLIED**

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

9-278(e) **COMPLIED**

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

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

THERE IS UNPERMITTED OUTDOOR STORAGE ON THE WEST SIDE OF THE DWELLING INCLUDING, BUT NOT LIMITED TO FURNITURE, A TELEVISION, BOXES AND OTHER ITEMS.

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

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

Special Magistrate Hearing

August 31, 2023

Page 27

**Case: CE23070911**

817 NW 19 TER

CAMERON, OLETTE

Service was via posting at the property on 8/17/23 and at City Hall on 8/17/23.

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

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

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS A LARGE PURPLE BUS PARKED/STORED ON THE GRASS ON THIS VACANT LOT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23070308 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

9-304(b) **COMPLIED**

THERE IS A LARGE PURPLE BUS PARKED ON THE GRASS ON THIS VACANT LOT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23070308 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

26-8(a)(9) **COMPLIED**

THE OVERNIGHT PARKING OF THIS CONVERTED COMMERCIAL VEHICLE IS A THREAT TO PUBLIC HEALTH BY ITS LACK OF SANITATION FACILITIES.

47-34.4.(C)(1) **COMPLIED**

LIVING OR SLEEPING IN ANY VEHICLE, INCLUDING THE BIG BUS ON THE PROPERTY IS PROHIBITED.

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

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

**Case: CE23020602**

1559 W SUNRISE BLVD

IAG FOUNDATION INC

Service was via posting at the property on 8/11/23 and at City Hall on 8/17/23.

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

VIOLATION: 9-308(a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

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

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day.

**Case: CE23040146**

1412 CHATEAU PARK DR

MOSES FAMILY LTD PRTNR; D/B/A LITTLE ACORN CHILDRENS

Service was via posting at the property on 8/10/23 and at City Hall on 8/17/23.

Special Magistrate Hearing

August 31, 2023

Page 28

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

VIOLATION: 9-304(b)  
THE GRAVEL DRIVEWAY ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED.  
THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN  
THROUGH.

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

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

**Case: CE23030594**

1637 NW 9 AVE  
AGUERRE, NICOLAS

Service was via posting at the property on 8/10/23 and at City Hall on 8/17/23.

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

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

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

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

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

**Case: CE23050892**

1807 NW 15 AVE  
DUKE TRAIL INVESTMENTS LLC

Service was via posting at the property on 8/10/23 and at City Hall on 8/17/23.

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

VIOLATIONS: 9-280(h)(1) **COMPLIED**  
THE CHAIN LINK FENCE AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND  
IS NOT BEING MAINTAINED AS REQUIRED. THERE IS A SECTION OF THE FENCE  
THAT IS MISSING, DISCONNECTED AND SUPPORT BAR IS MISSING.

9-304(b)  
THE GRAVEL APRON DRIVEWAY IS WORN THROUGH, GRASS AND WEEDS ARE GROWING  
THROUGH IT.

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

9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS  
INCLUDING FASCIA BOARDS ARE IN DISREPAIR AND NEEDS TO BE PAINTED.

Special Magistrate Hearing

August 31, 2023

Page 29

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

18-12.(a)

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

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

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

**Case: CE23050298**

1172 CHATEAU PARK DR

WYNTER, MICHAEL D; WYNTER, CHARIMEN

Service was via posting at the property on 8/11/23 and at City Hall on 8/17/23.

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

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

THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE AT THIS LOCATION.

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.

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

THERE IS A COMMERCIAL VEHICLE WHITE VAN ON RIGHT OF WAY.

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

THERE IS A GOLD DERELICT HONDA WITH AN EXPIRED TAG ON THE SWALE OF THIS PROPERTY.

9-305(a) **COMPLIED**

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

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

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

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

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

**Case: CE23050153**

CITATION

1713 SW 5 ST

OG GROUP LLC

This case was cited on 5/17/23 to comply by 7/16/23. Violations and extensions were as noted in the agenda. There was a one-time fine of \$150 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$150 fine.

**Case: CE23050784**

5560 NE 33 AVE  
PEKIC, MARKO &; PEKIC, AGE

This case was first heard on 7/11/23 to comply by 7/21/23 and 8/8/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$12,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE22020257**

1537 SE 13 ST  
SUMMIT HOMES FL LLC

VACATE OIF 4/28/2022

This was a request to vacate the Order Imposing the Fine dated 4/28/22.

Ms. Flynn vacated the Order Imposing the Fine dated 4/28/22

**Case: CE23070633**

1728 NE 16 AVE 1-2  
WOLL, JUSTIN

CITATION

This case was cited on 7/22/23 to comply by 7/22/23. Violations and extensions were as noted in the agenda. There was a one-time fine of \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$400 fine.

**Case: CE23070144**

626 SW 12 AVE  
626 PARTNERS LLC

CITATION

This case was cited on 7/6/23 to comply by 7/6/23. Violations and extensions were as noted in the agenda. There was a one-time fine of \$250 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$250 fine.

**Case: CE23030807**

1501 SW 19 AVE  
PRIOR, ALEC STEPHEN

This case was first heard on 7/11/23 to comply by 7/25/23 and 8/8/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$300 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$300 fine.

**Case: CE22120582**

1231 NW 17 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 \$6,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,200 fine, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

August 31, 2023

Page 31

**Case: CE22120587**

1143 NW 18 ST  
BRYANT, NAKITTA

This case was first heard on 5/25/23 to comply by 6/29/23 and 7/27/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,025 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,025 fine, which would continue to accrue until the property was in compliance.

**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.

Ms. Flynn imposed the \$7,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE22120412**

535 NW 23 AVE  
WILLIAMS, CALVIN H/E; WILLIAMS, CAROLYN

This case was first heard on 5/25/23 to comply by 7/27/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case: CE23010866**

1701 NW 7 PL  
YOUNG, JOYCE H/E;  
YOUNG, BETTY LEE 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 in compliance, fines had accrued to \$925 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$925 fine.

**Case: CE23020551**

729 NW 19 AVE  
FISCHETTI, RAPHAEL B

This case was first heard on 6/29/23 to comply by 7/27/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,500 fine, which would continue to accrue until the property was in compliance.

**Case: CE23010152**

2000 W COMMERCIAL BLVD  
COMMERCIAL BLVD REALTY LLC

**ORDERED TO REAPPEAR**

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

## Special Magistrate Hearing

August 31, 2023

Page 32

would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,000 fine, which would continue to accrue until the property was in compliance.

### **Case: CE22090123**

742 NW 10 TER

BELIEVERS TRUST MINISTRIES INC

This case was first heard on 3/30/23 to comply by 5/25/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,700 and the City was requesting no fines be imposed.

Ms. Flynn imposed no fine.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 58 and 59 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:

CE23030711

CE23040582

### **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:

CE23010157

### **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:

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