



**SPECIAL MAGISTRATE
VIRTUAL HEARING
TOM ANSBRO PRESIDING
SEPTEMBER 12, 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
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
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Sr. Code Compliance Officer
Robert Krock, Code Compliance Officer
Amy Brown, Code Compliance Supervisor
Jeffrey Lombard, Code Compliance Officer
Rachel Moore, Code Compliance Officer
Malaika Murray, Code Compliance Officer
Tanya Nelson, Code Compliance Officer
Karen Proto, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Fitzgerald Simmons, Code Compliance Officer
Paul Smart, Code Compliance Officer
Gail Williams, Sr. Code Compliance Officer

Respondents and witnesses

CE23050400; CE23050401: Stephen Tilbrook Esq.
CE23020841: Analdo Esteime
CE22110275: David Padilla
CE23030629: Brad Cohen; Courtney Crush Esq.
CE23040238: Michael Fleming
CE23050461: Layce Baker Magana
CE22100619: Thomas Possenti
CE22101011: Courtney Gunter
CE22070523: Alexandr Melnikov
CE23050360: Dayaldas Lalwani
CE22080655: Conrad Deslandes
CE23020567: Varion Harris
CE23070648: Chris Smith
CE22120206: Christela Felix
CE23030794: Priscilla Sanders
CE23010545: Jason Rosner Esq.; Sabrina Singh

CE22090712; CE22090725; CE22090729: Dennis Wright
CE23020791: Brandon Loshak
CE23070305: Matthew Koren
CE22070067: David Bedoya
CE23040231: Kelly Matera
CE23080231: Issa Hall
CE22120607: Darryl Sands
CE23040616: Jason Starr
CE22070344: Andrew Schein Esq.
CE23070890: Frank Maznicki
CE23070675: Kaan Karaarslan
CE23080145: Viktoriia Suvorov
CE23040527: Elena Samodanova
CE23080529: Jason Harris; Alison Abiri
CE23010527: Pravin Kalloo
CE23010801: Hubert Beech

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: CE23070648

CITATION APPEAL

1134 NW 6 ST
CHDS LLC

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

VIOLATIONS: Sec. 17-6. ONE TIME FINE OF \$250
THERE WAS NOISE EXCEEDING THE PERMISSIBLE SOUND LEVEL THRESHOLD OF 50 DBA
AFTER 10 PM IN A RESIDENTIAL AREA. NOISE READINGS WERE AS FOLLOWS: 62,55, AND 58
DBAS AT 10:14 PM. THIS IS REPEAT VIOLATION OF CASE CE22020890.

The property was cited on 7/21/23 to be complied by 7/21/23. The property was in compliance and there was a one-time fine of \$250. The City was requesting imposition of the full fine.

Chris Smith requested that evidence be provided with a citation. He added that there was a parking lot between the business and where the reading was taken, which could have contributed to the noise.

Mr. Ansbro denied the appeal and imposed the \$250 fine.

Case: CE23010545

VACATE OIF 7/27/2023 & REIMPOSE

1200 NW 11 CT
SINGH, VICKRAM EST

This was a request to vacate the Order Imposing the Fine dated 7/27/23 and reimpose the fine.

This case was first heard on 5/25/23 to comply by 6/29/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed.

Julio Davila, Code Compliance Supervisor, recommended imposition of the fine.

Jason Rosner Esq., the owner's attorney, said his client did not deny the violations but there was an issue with the date the violations were complied and communication with the inspector. Sabrina Singh, the estate's personal representative, described her difficulty communicating with the inspector regarding what needed to be done. Supervisor Davila said they had back dated the fines to July 15, 2023, the date Ms. Singh said the violations were complied.

Mr. Ansbro vacated the Order Imposing the Fine dated 7/27/23 and imposed the \$1,200 fine.

Case: CE23070890

CITATION

2518 GULFSTREAM LN
MAZNICKI, FRANK; D'ACHILLE, DANIELLE

This case was cited on 7/28/23 to comply by 7/28/23. The property was in compliance and there was a one-time fine of \$400. The City was requesting imposition of the full fine. No appeal had been received.

Paul Smart, Code Compliance Officer, recommended imposition of the fine.

Frank Maznicki said he had tried unsuccessfully to pay the fine online.

Mr. Ansbro imposed the \$400 fine.

Case: CE23040527

2655 KEY LARGO LN
1FORTHOME LLC

Service was via posting at the property on 8/23/23 and at City Hall on 8/31/23.

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

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

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE PEOPLE LIVING ON A VESSEL DOCKED AT THE REAR OF THIS RS 6.85 PROPERTY AND THE DOCK IS BEING RENTED. THIS IS A RECURRING VIOLATION FROM CASE CE23020387. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COME INTO COMPLIANCE OR NOT.

9-304(b) **COMPLIED**

THE DRIVEWAY HAS OIL STAINS AND IS DIRTY. THE DRIVEWAY IS NOT BEING MAINTAINED IN WELL KEPT MANNER.

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

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

Officer Aguilera presented the case file into evidence and said all violations were now in compliance. He requested Mr. Ansbro find that violation 47-34.1.A.1 had existed as cited.

Elena Samodanova, owner, said it had been very difficult to evict the person living on the vessel.

Mr. Ansbro found in favor of the City that 47-34.1.A.1 had existed as cited.

Case: CE23080231

CITATION

1713 SW 4 CT

HALL, KATYA; HALL, ISSA ADDAE

This case was cited on 8/8/23 to comply by 8/8/23. The property was in compliance and there was a one-time fine of \$200. The City was requesting imposition of the full fine. No appeal had been received.

Marco Aguilera, Code Compliance Officer, recommended imposition of the fine.

Issa Hall said the bin was taken in immediately after the inspector's photo was taken.

Mr. Ansbro imposed the \$200 fine.

Case: CE22070523

713 NW 4 AVE 1-3

STS GROUP USA INC

Service was by appearance of the respondent at the hearing. Notice was also posted at City Hall on 8/31/23.

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

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

THERE ARE DERELICT MOTORIZED VEHICLES, INCLUDING BUT NOT LIMITED TO SCOOTERS PARKED/STORED ON THE PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE22020657, CE19061147) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

18-12(a) **COMPLIED**

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS. THERE IS ALSO TRASH, RUBBISH, LITTER AND DEBRIS ON THE PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (CE21030825, CE19061147) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

9-308(a) COMPLIED

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT IN UNIT 3. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE19061147) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

9-278(C) COMPLIED

THERE ARE ELECTRICAL OUTLETS THAT ARE NOT WORKING IN UNIT 3.

9-280(b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE EXTERIOR WALLS AROUND THE A/C ARE NOT WEATHERTIGHT. THERE IS AN OPEN SPACE AROUND THE A/C, WHICH NEEDS TO BE SEALED. ALSO, THERE ARE STAINED AND DIRTY EXTERIOR WALLS.

9-276(c)(3) COMPLIED

THERE IS A NEED FOR THE EXTERMINATION OF RODENTS, VERMIN AND/OR OTHER PESTS PRESENT IN UNIT 3 SUCH AS ROACHES AND MICE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE19061147) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file into evidence and said all violations were now in compliance. He requested Mr. Ansbro find that 18-4(c), 18-12(a), 9-308(a), and 9-276(c)(3) had existed as cited.

Alexandr Melnikov, owner, was present.

Mr. Ansbro found in favor of the City that 18-4(c), 18-12(a), 9-308(a), and 9-276(c)(3) had existed as cited.

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. Fines of \$4,150 had been imposed for one violation that was in compliance and fines had accrued to \$1,750 and were still accruing. 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 owner was working diligently and only one violation remained. He recommended a 91-day extension.

David Bedoya discussed his progress and said he was working to address the driveway violation.

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

Mr. Ansbro took a brief recess.

Case: CE23050461

500 N ANDREWS AVE
MOTIF APARTMENTS LLC

This case was first heard on 7/11/23 to comply by 8/8/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, confirmed the property was in compliance. He said administrative costs totaled \$580.

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Layne Baker Magana requested a fine reduction because the work had been very expensive.

Mr. Ansbro imposed administrative costs of \$580.

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

Case: CE22090712

REQUEST FOR EXTENSION

1217 NW 6 ST
WRIGHT DYNASTY LLC

This case was first heard on 1/11/23 to comply by 3/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Julio Davila, Code Compliance Supervisor, said the owner was working diligently. He recommended a 63-day extension for all three cases, and ordering the respondent to attend the 11/14/23 hearing.

Dennis Wright said this was part of a large redevelopment project. He said they were awaiting approval from the City for the demolition plan.

Mr. Ansbro granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/14/23 hearing.

Case: CE22090725

REQUEST FOR EXTENSION

1219 NW 6 ST
WRIGHT DYNASTY LLC

This case was first heard on 1/11/23 to comply by 3/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mr. Ansbro granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/14/23 hearing.

Case: CE22090729

REQUEST FOR EXTENSION

1223 NW 6 ST
WRIGHT DYNASTY LLC

This case was first heard on 1/11/23 to comply by 3/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mr. Ansbro granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/14/23 hearing.

Case: CE23070675

2610 SW 13 AVE
KARAARSLAN, KAAAN H/E; MACHI, JACQUELINE FREIRE

Service was via posting at the property on 8/28/23 and at City Hall on 8/31/23.

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

VIOLATIONS: 18-12.(a) **COMPLIED**
THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE21100662. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING. ANY DAILY ACCRUAL OF FEES ASSOCIATED WITH THIS VIOLATION SHALL BE BACKDATED TO THE DAY OF DISCOVERY –

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7/23/23.

Officer Murray 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.

Kaan Karaarslan, owner, said landscape companies he refused to hire had called Code Enforcement to report the property in the past. Recently, the property was flooded in April and he could not address the landscaping because he was not here all the time.

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

Case: CE23020791

1300 SW 28 ST
SCHUELER, RICHARD

This case was first heard on 5/25/23 to comply by 6/30/23 and 9/12/23. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$1,200.

Malaika Murray, Code Compliance Officer, recommended reducing the fine to administrative costs of \$534.

Brandon Loshak agreed to the fine reduction.

Mr. Ansbro reduced the fine to administrative costs of \$534.

Case: CE22080655

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, fines had accrued to \$500 and the City was requesting the full fine be imposed.

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

Conrad Deslandes said they had been granted an extension and requested the fine be waived. Officer Williams said Mr. Deslandes had not appeared at the last hearing when he was scheduled to request the extension. Mr. Deslandes stated he had tried unsuccessfully to attend the Zoom meeting and had called several times and left a message. Stephanie Bass, Code Compliance Supervisor requested the full fine because this was an LLC and the City had only asked for a \$50 per day fine.

Mr. Ansbro imposed the \$500 fine.

Case: CE23080145

2642 FLAMINGO LN
SUVOROV, GREGORY; SUVOROV, VIKTORIIA

Service was via appearance of the respondent at this hearing and via posting at City Hall on 8/31/23.

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

VIOLATIONS: 15-282.(d)(1)b.
THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY
TO REQUEST A CERTIFICATE SUSPENSION (365 DAY) BEFORE THE SPECIAL MAGISTRATE.
CASE NUMBER CE23060555 - NOISE, OCCUPANCY, PARKING, FAILURE TO RESPOND.

Officer Champagne presented the case file into evidence and recommended suspending the vacation rental certificate for 365 days, effective immediately.

Gregory Suvorov said a renter had broken the rules by hosting a kid's pool party. He said they had since installed noise monitors.

Mr. Ansbro found in favor of the City and suspended the vacation rental certificate for 365 days, effective immediately.

Case: CE23080529

3301 NE 16 ST
3301 NE 16TH LLC

Service was via posting at the property on 8/20/23 and at City Hall on 8/31/23.

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

VIOLATIONS: 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. CE23080435 TRASH CARTS, PARKING, NOISE.

Officer Champagne presented the case file into evidence and recommended suspending the vacation rental certificate for 180 days, effective immediately.

Alison Abiri, LLC representative, said the property was on a long-term rental with an annual lease. The lessee was also an LLC and the lease specified that the lessee must obtain their own vacation rental license if they intended to offer short-term rentals. Mr. Ansbro reminded Ms. Abiri that the property owner was ultimately responsible.

Jason Harris, real estate broker, requested lenience, since it was the tenant who had rented the property.

Mr. Ansbro found in favor of the City and suspended the vacation rental certificate for 180 days, effective immediately.

Case: CE22100619

501 HENDRICKS ISLE
500 HENDRICKS LLC

ORDERED TO REAPPEAR

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

Dorian Koloian, Senior Code Compliance Officer, confirmed the property was not in compliance. She recommended a 91-day extension and ordering the respondent to attend the 12/12/23 hearing.

Thomas Possenti described his efforts to comply and said they had environmental approval from Broward County and could apply for City permits.

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

Case: CE23040231

1501 N FORT LAUDERDALE BEACH BLVD
CAMACHO FAMILY LIMITED LIABILITY LIMITED PARTNERSHIP

Service was via posting at the property on 8/20/23 and at City Hall on 8/29/23.

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

VIOLATIONS: 6-51.(2) **COMPLIED**
THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE IS A PORCH LIGHT ON THE PROPERTY NEXT DOOR THAT IS ON THE SAME PARCEL AND IT IS ILLUMINATING ON THE BEACH.

6-51.(1) **COMPLIED**

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE ARE LIGHTS ON THE INSIDE OF THE INTERIOR THAT IS ILLUMINATING ONTO FORT LAUDERDALE BEACH. THIS IS A RECURRING VIOLATION OF CASE CE22030515 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

Officer Krock presented the case file into evidence and said the violations were now in compliance. He requested Mr. Ansbro find that 6-51.(1) had existed as cited.

Kelly Matera, property manager, was present.

Mr. Ansbro found in favor of the City that 6-51.(1) had existed as cited.

Case: CE23050360

917 N FORT LAUDERDALE BEACH BLVD
917 N ATLANTIC BLVD CORP

Service was via posting at the property on 8/20/23 and at City Hall on 8/31/23.

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

VIOLATIONS: 6-51.(1) **COMPLIED**

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE IS A SIGN INSIDE THIS RESTAURANT THAT IS ILLUMINATING OUTSIDE AND CAN BE SEEN FROM THE BEACH.

Officer Krock 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.

Dayaldas Lalwani, the owner's son, was present.

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

Case: CE23040616

2401 CASTILLA ISLE
HICKORY POINTE LLC

VACATE OIF 8/8/2023 & REIMPOSE

This was a request to vacate the Order Imposing the Fine dated 8/8/23 and reimpose the fine.

This case was first heard on 8/8/23 to comply by 8/8/23. Violations and extensions were as noted in the agenda. The property was in compliance, the fines totaled \$15,000 and the City was requesting \$10,000 be imposed.

Robert Krock, Code Compliance Officer, requested the original Order Imposing the \$15,000 fine be vacated and Mr. Ansbro impose a fine of \$10,000.

Jason Starr thanked the City.

Mr. Ansbro vacated the Order Imposing the Fine dated 8/8/23 and imposed a \$10,000 fine.

Case: CE22120607

2031 NW 29 AVE
SANDS, DARRYL; SANDS, MARY E

This case was first heard on 7/11/23 to comply by 1/2/23 and 8/8/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$67,700 and \$57,000 had been imposed on 7/11/23. The

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City was requesting the \$10,700 remaining fine be imposed.

Karen Proto, Code Compliance Officer, recommended reducing the fine to administrative costs of \$672.

Darryl Sands agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$672.

Case: CE22070344

ORDERED TO REAPPEAR

2512 LAGUNA DR

PATTEN, FOREST; FOREST E PATTEN REV TR

This case was first heard on 2/14/23 to comply by 3/21/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,575.

Rafael Santos, Code Compliance Officer, recommended a 63-day extension.

Andrew Schein Esq., the owner's attorney, said the City was still processing a code amendment to allow artificial turf in certain areas and they would be requesting a variance. He felt 63 days should be enough time to get before the Board of Adjustment. Amy Brown, Code Compliance Supervisor, said Engineering staff had informed her that the code amendment would not be approved.

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

Case: CE23030629

401 NE 8 ST

401 NE 8TH STREET LLC

Service was via posting at the property on 8/20/23 and at City Hall on 8/31/23.

Fitzgerald Simmons, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 17-6

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 50 DBA AFTER 10 PM. ON 3/17/2023, DECIBEL READINGS WERE AS FOLLOWS: 63.7 @ 0009 HOURS, 57.7 @ 0009 HOURS, AND 61.9 @ 0010 HOURS. THIS VIOLATION IS IRREPARABLE/IRREVERSIBLE IN NATURE AND A REPEAT OF CASES CE23040003 AND CE22020478.

Officer Simmons presented the case file into evidence and recommended imposing a one-time fine of \$1,000.

Courtney Crush Esq., the owner's attorney, said the owner had evicted the tenant. She said there had been errors in one of the predicate citations and they were informed it had been voided. The other violation had never come before the Special Magistrate. This was therefore improperly cited as a repeat violation. Ms. Crush said as this was a Regional Activity Center/Urban Village area, these decibel levels were not violative at that hour. She requested a reduction to administrative costs. Julio Davila, Code Compliance Supervisor, disagreed that this was not a repeat violation. He said this fine was typical for this type of violation even if it was not a repeat violation. Ms. Hasan agreed with Ms. Crush regarding the sound level and times. She said staff should be very clear about the readings, times, and location of the readings. Officer Simmons stated the sound readings were taken from a residential property, so the sound level limits for that area applied.

Mr. Ansbro found in favor of the City and imposed a one-time fine of \$1,000.

Case: CE23050400

17 S FORT LAUDERDALE BEACH BLVD

THOR GALLERY AT BEACH PLACE LLC; %RYAN LLC - DIVINA TAVERAS

Service was via posting at the property on 8/20/23 and at City Hall on 8/31/23.

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Fitzgerald Simmons, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 6-51(3)
THERE IS ARTIFICIAL LIGHT FROM A COMMERCIAL SIGN THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE.

6-51(2)
THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THE EXTERIOR LIGHT INCLUDING THE SIGNAGE STORE FRONT, WALKWAY, CORRIDORS AND DECORATIVE LIGHT.

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

Stephen Tilbrook Esq., the owner's attorney, said the property was in a Special Entertainment District and was open until 4 AM. He stated all exterior lighting had been changed to amber lighting. He was aware that there was interior lighting inside the CVS and Taco Bell. He stated they were working to comply and requested 30 days. He said the tenants were the problem and the owner had now put the tenants on notice. Dorian Koloian, Sr. Code Compliance Officer, said she had met with the Beach Place assistant manager and done walk-throughs, speaking with tenants about the violations. Mr. Tilbrook said they would work with the City to comply any violation listed in a checklist the City provided.

Mr. Ansbro found in favor of the City and ordered compliance within 10 days or a fine of \$200 per day, per violation.

Case: CE23050401

17 S FORT LAUDERDALE BEACH BLVD
THOR GALLERY A BEACH PLACE LLC; %RYAN LLC - DIVINA TAVERAS

Service was via posting at the property on 8/20/23 and at City Hall on 8/31/23.

Fitzgerald Simmons, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 6-51(3)
THERE IS ARTIFICIAL LIGHT FROM A COMMERCIAL SIGN THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE.

6-51(2)
THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THE EXTERIOR LIGHT INCLUDING THE SIGNAGE STORE FRONT, WALKWAY, CORRIDORS AND DECORATIVE LIGHT.

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

Mr. Ansbro found in favor of the City and ordered compliance within 10 days or a fine of \$200 per day, per violation.

Case: CE23040238

440 SEABREEZE BLVD
SUMMIT HOSPITALITY 134 LLC; % SUMMIT HOTEL PROPERTIES

Service was via posting at the property on 8/20/23 and at City Hall on 8/31/23.

Fitzgerald Simmons, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 6-51(3)**COMPLIED**
THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE IS SIGNAGE IN FRONT OF BUBBA GUMP'S AS WELL AS SIGN ON TOP OF HOTEL THAT CAN BE SEEN FROM THE BEACH. THIS IS A RECURRING VIOLATION. REFERENCE CASE NUMBER CE23030076 AND WILL PROCEED TO SPECIAL MAGISTRATE TO

OBTAIN A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

6-51(1) **COMPLIED**

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE IS A LIGHT ILLUMINATING FROM THE FRONT WATER FOUNTAIN WHICH CAN BE SEEN FROM THE BEACH AS WELL AS A LIGHT THAT IS ON TOP OF STAIRS THAT IS UNSHIELDED. THIS IS A RECURRING VIOLATION. REFERENCE CASE NUMBER CE23030076 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

Officer Simmons presented the case file into evidence and said the violations were now in compliance. He requested Mr. Ansbro find the violations had existed as cited.

Michael Fleming, general manager, said they had turned off the signs immediately when cited. He said he would ensure the tenant stayed in compliance.

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

Case: CE23020567

REQUEST FOR EXTENSION

1121 NW 5 ST
MCBRIDE LODGE; % VARION J HARRIS

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, and fines had accrued to \$1,200.

Rafael Santos, Code Compliance Officer, said he would not oppose a 28-day extension.

Varion Harris thanked the City for the extension.

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

Case: CE22101011

600 SW 38 AVE
LAWRENCE, IVORENE EST

Service was via posting at the property on 8/21/23 and at City Hall on 8/31/23.

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

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

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. THE TRASH BIN AT THIS LOCATION HAS GARBAGE THAT HAS SPILLED INTO THE STREET.

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

THERE IS TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS GARBAGE AND TREE DEBRIS SCATTERED THROUGHOUT THE PROPERTY'S LAWN AND SWALE.

9-304(b)

THE DRIVEWAY IS WORN WITH POTHOLES AND CRACKS. THERE IS GRASS GROWING THROUGH THE POTHOLES OF THE DRIVEWAY.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE AWNINGS ON THE HOME ARE DAMAGED, DIRTY AND CROOKED.

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. THE HOUSE IS STAINED/DIRTY, AREAS ON THE HOME ARE ALSO CRACKED. THE SOFFITS HAVE PLANTS GROWING THROUGH THEM.

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

Courtney Gunter, estate representative, agreed to comply.

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

Case: CE23010527

3827 SW 12 CT 1-4

PGK INVESTMENTS LLC

Service was via posting at the property on 8/21/23 and at City Hall on 8/31/23.

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

VIOLATIONS: 9-304(b)

THERE ARE POTHOLES, BROKEN CEMENT, AND A LARGE SEPARATION OF THE DRIVEWAY CAUSING A DIP/DITCH BETWEEN THE SWALE OF THE PROPERTY AND THE DRIVEWAY. THERE IS ALSO GRASS GROWING THROUGH THE PARKING LOT, AS WELL AS FADED PARKING STRIPING.

47-19.9 COMPLIED

THERE IS OUTDOOR STORAGE AT THIS PROPERTY CONSISTING OF TIRES, AND OTHER UNKNOWN ITEMS BEING STORED IN THE BACK OF THIS PROPERTY.

18-12.(a) COMPLIED

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

18-1. COMPLIED

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

47-19.4.D.8. COMPLIED

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER ENCLOSURE DOORS ARE BROKEN AND VEGETATION HAS GROWN AROUND THE DOORS.

47-19.4.C.2. COMPLIED

PLACEMENT/STORAGE OF CONTAINERS, RECEPTACLES OR DUMPSTERS THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY IS UNLAWFUL. THE DUMPSTER IS SITTING IN THE MIDDLE OF THE PARKING LOT, WITH BROKEN WHEELS AND TRASH OVERFLOWING.

Officer Moore presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day.

Pravin Kalloo agreed to comply.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: CE23010801

3839 SW 6 ST
BEECH, HUBERT

Service was via posting at the property on 8/21/23 and at City Hall on 8/31/23.

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

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

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

9-278(e) **COMPLIED**

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

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

THERE IS TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THE BACKYARD HAS TRASH SCATTERED THROUGHOUT.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE ARE TWO RED JET SCOOTERS PARKED IN FRONT YARD ON THE GRASS. THERE IS A YELLOW BOX TRUCK PARKED IN THE BACK YARD ON THE GRASS. THIS BOX TRUCK ALSO HAS VEGETATION GROWING ON THE RIGHT SIDE OF IT. THERE IS ALSO A SILVER TRAILER PARKED IN THE BACKYARD ON THE GRASS.

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(h)(1) **COMPLIED**

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. ON THE SIDE OF THE HOUSE, THE WOODEN FENCE IS BROKEN, MISSING SEVERAL SLATS, ALLOWING FULL VIEW OF THE BACKYARD.

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

THERE IS OUTSIDE STORAGE AT THIS PROPERTY, CONSISTING OF, BUT NOT LIMITED TO PLYWOOD, POLES, TARP, AND OTHER ITEMS BEING STORED IN THE BACKYARD OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

Officer Moore presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation. She also requested access inside the rear of the property to confirm compliance.

Hubert Beech and staff discussed what must be done to comply. He did not agree to allow access into the fenced area of his property. Julio Davila, Code Compliance Supervisor, acknowledged the owner's expectation of privacy, but said the City could not confirm compliance without access to the property.

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

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Case: CE22110275

330 CAROLINA AVE

PADILLA, DAVID

This case was first heard on 6/29/23 to comply by 11/15/22 and 7/27/23. Violations and extensions were as noted in the agenda. The property was not in compliance, \$93,000 in fines had been imposed on 6/29/23 and the City was requesting imposition of the \$1,275 in fines, which would continue to accrue until the property was in compliance.

Rachel Moore, Code Compliance Officer, described the violations and fines.

Rafael Santos, Code Compliance Officer, agreed to interpret for David Padilla, the owner. Mr. Padilla said the only thing that had not been corrected yet was the roof and he had an estimate for the insurance company for the roof. Officer Moore said she had inspected the property on 9/11/23 and the outside storage and building wall violations remained as well as the roof. Julio Davila, Code Compliance Supervisor, stated he would not object to one final extension. Officer Moore suggested a 63-day extension for the roof only.

Mr. Ansbro granted a 63-day extension for 9-308(a) during which time no fines would accrue. He also imposed the fines for 47-39.A.1.b (9)(c), and ordered the respondent to attend the 11/14/23 hearing.

Case: CE22120206

1161 IROQUOIS AVE

FELIX, CHRISTELA C

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 \$14,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rachel Moore, Code Compliance Officer, described issues with service and said the owner was working on the violations now. She recommended a 63-day extension.

Timothy Ross and Christela Felix agreed to the extension. Julio Davila, Code Compliance Supervisor, explained how fines could be reduced.

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

Case: CE23020841

181 SW 37 TER

ESTIME, ANALDO C & TAMMI-ANN C

Service was via posting at the property on 8/21/23 and at City Hall on 8/31/23.

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

VIOLATIONS: 9-306

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

18-1.

THERE IS ROOFED STORAGE AT THIS PROPERTY, THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR

ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE19091665 AND WILL BE PRESENTED AT A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

THERE ARE WOODEN BOARDS THAT CAN BE SEEN IN THE OPEN AIR ON THE EAST SIDE OF THE PROPERTY.

18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS, TO INCLUDE TREE LEAVES AND COCONUTS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE19091665 AND WILL BE PRESENTED AT A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS A WOODEN FENCE AT THIS PROPERTY THAT IS DETERIORATED ON THE WEST SIDE OF THE HOME. THE FENCE WAS ALSO OBSERVED AS LEANING INTO THE NEIGHBOR'S YARD. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE19091665 AND WILL BE PRESENTED AT A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA IN THE FRONT AND THE BACKYARD.

18-4.(c)

THERE ARE SEVERAL DERELICT VEHICLES OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

Officer Moore presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation. Mr. Ansbro reduced the time to comply 18-4.(c) to 15 days, with a fine of \$200 per day.

Analdo Estime said the fence was in this condition when he purchased the home. He agreed to remove the cars.

Mr. Ansbro found in favor of the City and ordered compliance with 18-4.(c) within 15 days or a fine of \$200 per day and with the remaining violations within 63 days or a fine of \$25 per day, per violation.

Case: CE23030794

1166 ALABAMA AVE

SANDERS, PRISCILLA GRD; SANDERS, KEDISHA EST

Service was via posting at the property on 8/21/23 and at City Hall on 8/31/23.

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

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

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY, CONSISTING OF MISCELLANEOUS ITEMS IN THE BACKYARD THAT COULD NOT BE IDENTIFIED.

18-1. **COMPLIED**

THERE IS ROOFED STORAGE, CONSISTING OF, BUT NOT LIMITED TO PLASTIC BINS, CLOTHING, AND OTHER MISCELLANEOUS ITEMS, AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD

ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22010225.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE AT THIS PROPERTY WAS OBSERVED AS OFF THE HINGES LAYING AGAINST THE HOME, AND WITH MISSING AND DETERIORATED SLABS.

9-306 **COMPLIED**

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

Officer Moore presented the case file into evidence and said all violations were now in compliance or withdrawn. She requested Mr. Ansbro find that 18-1. had existed as cited.

Priscilla Sanders was present.

Mr. Ansbro found in favor of the City that 18-1. had existed as cited.

Case: CE23070305

1436 NE 56 ST
FLOROCHO LLC

Service was via posting at the property on 8/16/23 and at City Hall on 8/31/23.

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.

Matthew Koren described his efforts to comply and said they were just awaiting inspection.

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

Case: FC23070001

3340 SE 6 AVE
AGAP ROBOVAULT LLC

Personal service was accepted on 8/18/23. Service was also via posting at City Hall on 8/31/23.

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

VIOLATIONS: NFPA 1:1.7.7.2, FFPC
TROUBLE ALARM IS SHOWING ON THE FIRE ALARM PANEL.

1:4.5.8.6 , FFPC 6th **COMPLIED**

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

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

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

Case: CE23060942

1725 SE 13 ST
JMF 1725 LH LLC

Service was via posting at the property on 8/16/23 and at City Hall on 8/31/23.

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

VIOLATIONS: Sec. 47-19.3.(f)(4)
THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. - ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.

9-280(h)(1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS WITH ROTTEN WOOD, MISSING SLATS, LEANING ONTO NEIGHBORS PROPERTY AND NOT STURDY.

Officer Santos presented the case file into evidence and recommended ordering compliance with 9-280(h)(1) within 91 days or a fine of \$100 per day and with Sec. 47-19.3.(f)(4) within 248 days or a fine of \$100 per day. He also recommended ordering the respondent to attend that hearing.

Mr. Ansbro found in favor of the City and ordered compliance with 9-280(h)(1) within 91 days or a fine of \$100 per day and with Sec. 47-19.3.(f)(4) within 248 days or a fine of \$100 per day. He also ordered the respondent to attend that hearing.

Case: CE23070393

3305 NE 15 ST
LUXURY OCEAN HOUSE LLC

Service was via posting at the property on 8/17/23 and at City Hall on 8/31/23.

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

VIOLATIONS: 18-11.(a)
THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION REFERENCE CASE CE22030419. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FINDING A FACT WHETHER THE VIOLATION COMPLIED.

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

Mr. Ansbro found in favor of the City and ordered compliance within 10 days or a fine of \$200 per day.

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Case: CE23070150

2323 SW 19 AVE

PALMS AT RIVER OAKS LLC

Service was via posting at the property on 8/28/23 and at City Hall on 8/31/23.

Malaika Murray, 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. THIS IS A REPEAT VIOLATION (CASE CE20071072) AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

Officer Murray presented the case file into evidence and recommended imposing a fine of \$250 per day, retroactive to 7/7/23 (\$16,750) and continuing the fine's accrual until the property was in compliance.

Mr. Ansbro found in favor of the City and imposed a fine of \$250 per day, retroactive to 7/7/23 (\$16,750) and continuing the fine's accrual until the property was in compliance.

Case: CE23070265

1400 NE 16 CT

MDR MOTORS LLC; %MICHAEL GRIECO JR

Service was via posting at the property on 8/22/23 and at City Hall on 8/31/23.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.9.A.3.a

COMMERCIAL TRUCKS AND TRAILERS ARE BEING STORED ONSITE. ONLY VEHICLES FOR SALE OR RENT MAY BE STORED OUTSIDE. THIS IS A RECURRING VIOLATION, PLEASE SEE CASE CE22120745. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT'S BROUGHT INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

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

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

Case: CE23020930

612 SW 22 TER

HEPBURN, ALMA E

Service was via posting at the property on 8/29/23 and at City Hall on 8/31/23.

Amy Brown, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 9-306

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

9-280(h)(1)

THE WALL CONCRETE FENCE AT THE FRONT OF THIS PROPERTY IS IN DISREPAIR, MISSING PEELING PAINT IS NOT BEING MAINTAINED AS REQUIRED. IT NEEDS TO BE PAINTED. THE

METAL CHAIN LINK FENCE AT THE LEFT SIDE OF THE PROPERTY IS BROKEN. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-21040287, CE-19080958) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED. IT IS DIRTY AND THERE ARE WEEDS GROWING THROUGH IT. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-21040287) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE 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 IN THE SWALE AREA. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-21040287) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-19080958) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Supervisor Brown presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

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

Case: CE23060402

651 SW 26 AVE
INDUS LLC

Service was via posting at the property on 8/29/23 and at City Hall on 8/31/23.

Amy Brown, 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 IN THE SWALE AREA. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-22090076) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-22090076) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Supervisor Brown presented the case file into evidence and said the violations were now in compliance. She requested Mr. Ansbro find the violations had existed as cited.

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

Case: CE23020665

6811 NW 32 AVE
LAPI, VALENTINA; LAPI, VALERIE

Personal service was accepted on 8/22/23. Service was also via posting at City Hall on 8/31/23.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-308(b)
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.
THERE IS A PLANT GROWING ON THE ROOF/FASCIA BOARD.

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.

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

Officer Williams presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days 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 18-12.(a) within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: CE23040018

3171 NW 63 ST
CELEBRATION DESIGNS LLC

Service was via posting at the property on 8/22/23 and at City Hall on 8/31/23.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-363 **COMPLIED**
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

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

9-306 **COMPLIED**
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT IN THE FRONT OF THE PROPERTY.

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 ON THE FRONT LAWN ON BOTH SIDES OF THE DRIVEWAY.

9-304(b)

THERE ARE VEHICLES ON THE GRASS/LAWN AREA. THERE ARE TWO VEHICLES PARKED ON THE FRONT LAWN – A ORANGE JEEP AND BLUE SEDAN.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING SLATS WHICH ARE CHIPPED AND BROKEN IN SOME AREAS. THIS VIOLATION IS RECURRING, SEE CASE CE2012070. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING OR NOT.

Officer Williams presented the case file into evidence and recommended ordering compliance with 9-304(b) within 10 days or a fine of \$150 per day. She also requested Mr. Ansbro find that 9-280(h)(1) had existed as cited.

Mr. Ansbro found in favor of the City and ordered compliance with 9-304(b) within 10 days or a fine of \$150 per day. He also found that 9-280(h)(1) had existed as cited.

Case: CE23060080

1 N FORT LAUDERDALE BEACH BLVD
CWI-GG RCFL PROPERTY OWNER LLC; %RYAN LLC ATTN M CINEFRA

Service was via posting at the property on 8/20/23 and at City Hall on 8/31/23.

Fitzgerald Simmons, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

6-51.(3) **COMPLIED**

THERE IS ARTIFICIAL LIGHT FROM A COMMERCIAL SIGN THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THIS IS A RECURRING VIOLATION, REFERENCE CE21030346. THIS IS A RECURRING VIOLATION, REFERENCE CE21030346. THIS CASE WILL BE BROUGHT TO THE HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

6-51.(1) **COMPLIED**

THERE IS SIGNAGE AND MULTIPLE EXTERIOR DECORATIVE LIGHTING ILLUMINATING FROM THE PROPERTY AND VISIBLE FROM THE BEACH. THIS IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THIS IS A RECURRING VIOLATION, REFERENCE CE21030346. THIS CASE WILL BE BROUGHT TO THE HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

Officer Simmons presented the case file into evidence and said the violations were now in compliance. He requested Mr. Ansbro find the violations had existed as cited.

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

Case: CE23040072

5331 NE 33 AVE
ZHONG, ZHAOHUI

Service was via posting at the property on 8/21/23 and at City Hall on 8/31/23.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

Sec. 47-19.3.(f)(4)

THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. - ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.

18-1.

THERE IS UNDER-ROOF OUTDOOR STORAGE, ACCUMULATIVE ITEMS INCLUDING BUT NOT LIMITED TO: COOLERS, CHAIRS, FISHING POLES, FISH TANKS, TABLES, 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.

9-278(e) **COMPLIED**

THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY. THERE ARE WINDOWS THAT ARE COVERED BY THE HURRICANE SHUTTERS ON THE SOUTHSIDE OF THE PROPERTY.

9-363

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

18-11.(b)

IT IS DECLARED UNLAWFUL AND A PUBLIC NUISANCE FOR ANY OWNER OR OCCUPANT OF ANY PROPERTY IN THIS CITY WHICH HAS AN ACTIVE AND VALID PERMIT FOR THE CONSTRUCTION OF A SWIMMING POOL, OR ANY OWNER OF ANY UNOCCUPIED PROPERTY WITHOUT UTILITY SERVICES CONNECTED TO MAINTAIN OR PERMIT TO BE MAINTAINED ANY SWIMMING POOL, SPA, HOT TUB OR SIMILAR STRUCTURE WITHOUT THE APPROPRIATE SAFEGUARDS TO PREVENT ANY HUMAN BEING OR ANIMALS FROM FALLING INTO OR OTHERWISE HAVING ACCESS TO THE SWIMMING POOL; OR WHICH CONTAINS WATER WHICH IS STAGNANT; OR WHICH HAS ANY ACCUMULATION OF GARBAGE OR SOLID WASTE.

9-280(h)(i)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE LATCHES FOR THE FENCE ARE BROKEN AND/OR MISSING ON BOTH SIDES OF THE PROPERTY.

Officer Williams presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation. Stephanie Bass, Code Compliance Supervisor, recommended ordering compliance with 18-11.(b) within 10 days or a fine of \$100 per day.

Mr. Ansbro found in favor of the City and ordered compliance with 18-11.(b) within 10 days or a fine of \$250 per day, and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE23050595

3029 ALHAMBRA ST

DC FORT LAUDERDALE 1 PROPERTY LLC

Service was via posting at the property on 8/20/23 and at City Hall on 8/31/23.

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

VIOLATIONS: 6-51.(3)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE ARE SIGNS LOCATED ON THE FRONT OF THIS PROPERTY FACING SOUTH THAT CAN BE SEEN ON THE BEACH. THIS IS A REPEAT VIOLATION. PREVIOUS CASE NUMBER IS CE22050010, AND WILL PROCEED TO SPECIAL MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

6-51.(2) COMPLIED

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE IS A SECURITY LIGHT LOCATED ON THE WALL ON THE EAST SIDE OF THE BUILDING THAT CAN BE SEEN ON THE BEACH. IT IS NOT SHIELDED FROM VIEW. THIS IS A REPEAT VIOLATION. REFERENCE CASE NUMBER CE22050013, AND WILL PROCEED TO SPECIAL MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

Officer Krock presented the case file into evidence and recommended ordering compliance with 6-51.(3) within 10 days or a fine of \$100 per day, and a finding of fact that 6-51.(2) had existed as cited.

Mr. Ansbro found in favor of the City and ordered compliance with 6-51.(3) within 10 days or a fine of \$250 per day, and a found in favor of the City that 6-51.(2) had existed as cited.

Case: CE22120140

100 CAROLINA AVE
ALEXANDRE, LOUISSAINT

Service was via posting at the property on 8/22/23 and at City Hall on 8/31/23.

Rachel Moore, 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 ITS SWALE.

9-306 **COMPLIED**

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

9-304(b) **COMPLIED**

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA IN THE FRONT AND THE BACK OF THE PROPERTY.

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

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BROKEN AND IS LEANING OVER WITH MISSING PANELS AND SLATS.

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.

9-313.(a) **COMPLIED**

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THERE IS A NUMBER MISSING ON THE ADDRESS.

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

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

Case: CE23010855

2300 NW 15 CT
ISLANDER'S HOMES INVESTMENT LLC

Service was via posting at the property on 8/21/23 and at City Hall on 8/31/23.

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 AND ITS SWALE.

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

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 RESIDENTIAL PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT NOT LIMITED TO A MATTRESS AND CHAIR.

9-304(b)

THE PAVED DRIVEWAY HAS NOT BEEN MAINTAINED. THERE ARE CRACKS AND POTHOLES. THE DRIVEWAY NEEDS TO REPAIRED AND RESURFACED. PERMITS MAY BE REQUIRED.

9-305(b)

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

9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF VEGETATION ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY AND BLOCKING THE STOP SIGN.

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

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

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

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

Case: CE23050084

2017 NW 21 AVE
GILES, LAURA E EST

Service was via posting at the property on 8/21/23 and at City Hall on 8/31/23.

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

VIOLATIONS: 9-280(h)(1)

THE WOOD FENCE ON THE PROPERTY IS IN DISREPAIR, THE FENCE IS BROKEN AND HAS MISSING SLATS.

BCZ-39-133(d)

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.

BCZ 39-296.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THE VACANT LOT IS BEING

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USED TO STORE VEHICLES, BUSES, TRAILERS, AND COMMERCIAL TRUCKS. THIS IS PROHIBITED USE FOR B-2 COUNTY ZONED PROPERTY PER SECTION 39-295.

Officer Proto presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation and ordering the respondent to attend the 11/14/23 hearing.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 11/14/23 hearing.

Case: CE23050245

1880 NW 24 TER

BROWN, SYDNEY; BROWN, SUELAN A

Service was via posting at the property on 8/21/23 and at City Hall on 8/31/23.

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

VIOLATIONS: 47.20.20.E

THERE ARE PARKING FACILITIES THAT ARE NOT BEING USED FOR THE PARKING OF MOTOR VEHICLES BY OCCUPANTS, EMPLOYEES, VISITORS, OR PATRONS OF THE USE OR STRUCTURE WHICH THE PARKING FACILITY IS SERVING. THERE ARE COMMERCIAL TOW TRUCKS BEING STORED AND PARKED ON THE PROPERTY.

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

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

Case: CE23050447

2521 NW 30 WAY

HARVIG, KAIRI; KIBALCHENKO, MIKHAIL

Service was via posting at the property on 8/21/23 and at City Hall on 8/31/23.

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

VIOLATIONS: 9-363 **COMPLIED**

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

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

9-304(b)

THE PAVED DRIVEWAY IS IN DISREPAIR IT HAS CRACKS AND POTHOLES AND NEEDS TO BE RESURFACED.

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.

9-305(a)

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

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

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

Case: CE23060728

2521 NW 30 WAY

HARVIG, KAIRI; KIBALCHENKO, MIKHAIL

Service was via posting at the property on 8/21/23 and at City Hall on 8/31/23.

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

VIOLATIONS: 9-279(f)

THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS LOCATION.

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

Mr. Ansbro found in favor of the City and ordered compliance within 10 days or a fine of \$200 per day.

Case: CE23050926

1612 SE 4 AVE

BUSTO, RAFAEL P

Service was via posting at the property on 8/21/23 and at City Hall on 8/31/23.

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

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF CASE CE19051572 AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WITHER OR NOT VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

18-1.

THE BUILDING IS IN COMPLETE DISREPAIR 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, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-306

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

9-308(a)

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

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Officer Santos presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation and a finding of fact that 18-12.(a) had existed as cited.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation and found in favor of the City that 18-12.(a) had existed as cited.

Case: CE23060405

801 SW 18 ST

DEERHURST PARTNERS LLC

Service was via posting at the property on 8/21/23 and at City Hall on 8/31/23.

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.

9-308(b)

THE ROOF IS DIRTY AND STAINED OR HAS ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

9-280(H)(1)

THE FENCE/WOOD GATE AT THIS PROPERTY IS IN DISREPAIR. IT IS MISSING SLATS, IT'S LEANING AND APPEARS TO BE OFF THE HENCE. THE FENCE IS NOT BEING MAINTAINED AS REQUIRED.

9-306

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

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

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

Officer Santos presented the case file into evidence and recommended ordering compliance with 9-363 within 10 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Mr. Ansbro found in favor of the City and ordered compliance with 9-363 within 10 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Case: CE22120749

2799 SW 1 ST

2790 LLC

Service was via posting at the property on 8/22/23 and at City Hall on 8/31/23.

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

VIOLATIONS: 9-280(h)(1)~ **COMPLIED**

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT WAS OBSERVED THAT IT MAY HAVE BEEN HIT, AS THE FENCE WAS PUSHED INTO THE PROPERTY AND IS IN A DETERIORATED STATE.

18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER, CE22100603, AGAINST THE PROPERTY OWNER, 2790 LLC AND WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

Sec. 24-7(b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME, WHICH IS THE 1ST MONDAY OF EACH MONTH. A BROWN SOFA IS ON THE SWALE OF THIS PROPERTY.

Officer Moore presented the case file into evidence and said all 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: CE23010403

3450 CHARLESTON BLVD

LEWIS, AUDREY H/E; LEWIS, PHILLIP G

Service was via posting at the property on 8/21/23 and at City Hall on 8/31/23.

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

VIOLATIONS:

18-12.(a) COMPLIED

THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. THE GRASS IS OVERGROWN IN THE BACK YARD AND ALSO WITHIN THE FRONT YARD. THE OVERGROWTH INCLUDES WEEDS.

18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A SILVER HONDA ACCORD IS PARKED INSIDE THE GATE WITH AN EXPIRED LICENSE PLATE, AND A TARP SITTING ON THE ROOF.

18-1.

THERE IS ROOFED STORAGE AT THIS PROPERTY CONSISTING OF, BUT NOT LIMITED TO, BOXES, TOYS, DOGS, PLASTIC BINS, AND OTHER ITEMS, 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.

9-305(b)

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

9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA ON THE SWALE. A BLACK JEEP LIBERTY WITH AN IOWA LICENSE PLATE IS BEING PARKED ON THE SWALE.

9-306 COMPLIED

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

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STAINED AND HAVE PEELING PAINT. ALSO, THE FASCIA ARE STAINED.

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

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

Case: CE23010408

3441 CHARLESTON BLVD
BONILLA, MARCIAL

Service was via posting at the property on 8/21/23 and at City Hall on 8/31/23.

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

VIOLATIONS: 9-308(b) **COMPLIED**
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS STAINED AND DIRTY.

9-306 **COMPLIED**
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE CRACKS, AND STAINS ON THE EXTERIOR OF THE HOME AND STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-280(h)(1) **COMPLIED**
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE ON THE EAST SIDE OF THE PROPERTY IS BROKEN/TORN DOWN. THE FENCE BOARDS ON BOTH SIDES OF THE PROPERTY ARE DISCOLORED AND STAINED.

9-305(a) **COMPLIED**
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREE ON THE SWALE HAS GROWN ONTO THE SIDEWALK AND STREET HINDERING SAFE PASSAGE.

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

9-304(b) **COMPLIED**
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A WHITE FORD F150 IS BEING PARKED ON THE GRASS. ALSO, THE DRIVEWAY IS CRACKED WITH POTHoles AND VEGETATION GROWING THROUGHOUT.

9-307(a) **COMPLIED**
THERE ARE WINDOWS WHICH ARE NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER. THERE IS A SLAB OF WOOD COVERING THE TOP PORTION OF THE FRONT EAST SIDE WINDOW.

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

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

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Case: CE23030866

170 PENN WAY
CASIMIR, JASON

Service was via posting at the property on 8/21/23 and at City Hall on 8/31/23.

Rachel Moore, 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.

9-306 COMPLIED

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

24-27.(b) WITHDRAWN

18-12.(a) COMPLIED

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

24-7(b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 2ND TUESDAY OF EACH MONTH.

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

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

Case: CE23040222

545 W EVANSTON CIR
LANE, HYACINTH &; WADLEY, JOSEPHINE EST

Service was via posting at the property on 8/21/23 and at City Hall on 8/31/23.

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

VIOLATIONS: 47-39.A.1.b.(6)(b)
THERE IS AN ILLEGAL LAND USE OF NON-PERMITTED OUTDOOR STORAGE OF ITEMS INCLUDING, BUT NOT LIMITED TO AN EXCESSIVE AMOUNT OF FURNITURE, TENT, AND CLOTHING BEING DRAPED OVER WINDOWS IN THE REAR YARD, AND SIDE OF THIS RS-6.7 RESIDENTIAL PROPERTY. PROPERTY. THIS IS A RECURRING VIOLATION OF CE20101024, AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE.

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

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

Case: CE23040371

2755 SW 1 ST
2790 LLC

Service was via posting at the property on 8/22/23 and at City Hall on 8/31/23.

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

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

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. CONSISTING OF BUT NOT LIMITED TO, A TIRE, A BUNCH OF PAPER, DEBRIS, AND TRASH SCATTERED THROUGHOUT THE PARKING LOT. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22100603, AGAINST THE PROPERTY OWNER, 2790 LLC AND WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

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

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

Case: CE23060540

2848 SW 9 ST

SHAREHOLDERS LLC

Service was via posting at the property on 8/21/23 and at City Hall on 8/31/23.

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

VIOLATIONS: 9-363 **WITHDRAWN**

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

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

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A BLACK HONDA ACCORD, PARKED IN THE DRIVEWAY, THAT HAS NO LICENSE PLATE, AND THE FRONT OF THE VEHICLE HAS DAMAGE, OR HAS BEEN TAKEN APART. AND A GREEN GMC ENVOY SUV ALSO WITHOUT A LICENSE PLATE, BEING PARKED ON THE SWALE OF THE PROPERTY.

Sec. 25-4 **COMPLIED**

THERE IS AN OBSTRUCTION ON THE SIDEWALK AT THIS LOCATION. A DERELICT GREEN GMC ENVOY SUV, WAS OBSTRUCTING THE SIDE WALK. THIS IS A RECURRING VIOLATION PER CASE NUMBERS, CE22070630, AND CE22070608 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. IT WAS OBSERVED, A MOTOR OF A VEHICLE ON A LIFT, LIKE IN A MECHANIC SHOP, PROTECTED BY A BLUE TENT, WHICH IS BEING WORKED ON, AS TWO CHAIRS WERE PLACED AROUND THE MOTOR.

Officer Moore presented the case file into evidence and said the violation was now in compliance. She requested Mr. Ansbro find that 25-4 had existed as cited.

Mr. Ansbro found in favor of the City that 25-4 had existed as cited.

Case: CE23080181

1728 NE 16 AVE
WOLL, JUSTIN

CITATION

This case was cited on 8/4/23 to comply by 8/4/23. Violations and extensions were as noted in the agenda. The property was in compliance and there was a one-time fine of \$1,200. The City was requesting imposition of the full fine. No appeal had been received.

Mr. Ansbro imposed the \$1,200 fine.

Case: CE23080528

1728 NE 16 AVE 1-2
WOLL, JUSTIN

Service was via posting at the property on 8/20/23 and at City Hall on 8/31/23.

Stephanie Bass, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 15-282.(d)(1)c.

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A CERTIFICATE SUSPENSION (365 DAYS) BEFORE THE SPECIAL MAGISTRATE. CE23050655 – (4 VIOLATIONS), CE23050896 (1 VIOLATION), CE23070651 (1 VIOLATION) AND CE23080181 (3 VIOLATIONS).

Supervisor Bass presented the case file into evidence and recommended suspending the vacation rental certificate for 365 days, effective immediately.

Mr. Ansbro found in favor of the City and suspended the vacation rental certificate for 365 days, effective immediately.

Case: CE23080533

1600 NE 64 ST
1600 NE 64TH LLC

Service was via posting at the property on 8/20/23 and at City Hall on 8/31/23.

Stephanie Bass, Code Compliance Supervisor, testified to the following violation(s):

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

THERE IS A QUALIFYING NUMBER OF VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR SUSPENSION OF THE VACATION RENTAL CERTIFICATE FOR 365 DAYS: CE23060763 (3 VIOLATIONS), CE23060817 (2 VIOLATIONS), CE23080444 (2 VIOLATIONS).

Supervisor Bass presented the case file into evidence and recommended suspending the vacation rental certificate for 365 days, effective immediately.

Mr. Ansbro found in favor of the City and suspended the vacation rental certificate for 365 days, effective immediately.

Case: CE22060011

206 NE 13 ST
COHEN, ADI

VACATE OIF 7/28/2023

This was a request to vacate the Order Imposing the Fine dated 7/28/23.

Mr. Ansbro vacated the Order Imposing the Fine dated 7/28/23.

Case: CE23060070

VACATE OIF 7/11/2023

2160 TANBARK LN
BAZZANO, ROBERT; ROBERT BAZZANO LIV TR

This was a request to vacate the Order Imposing the Fine dated 7/11/23.

Mr. Ansbro vacated the Order Imposing the Fine dated 7/11/23.

Case: CE23070659

CITATION

1640 NE 59 PL
HANNA, MAHER

This case was cited on 7/22/23 to comply by 7/22/23. Violations and extensions were as noted in the agenda. The property was in compliance and there was a one-time fine of \$600. The City was requesting imposition of the full fine. No appeal had been received.

Mr. Ansbro imposed the \$600 fine.

Case: CE23070414

CITATION

1029 NW 1 AVE
HITT, CURTIS W; HITT, FU-LING Y

This case was cited on 7/15/23 to comply by 7/15/23. Violations and extensions were as noted in the agenda. The property was in compliance and there was a one-time fine of \$400. The City was requesting imposition of the full fine. No appeal had been received.

Mr. Ansbro imposed the \$400 fine.

Case: CE23070436

CITATION

828 NE 4 AVE
FERBER, MICHAEL

This case was cited on 7/16/23 to comply by 7/16/23. Violations and extensions were as noted in the agenda. The property was in compliance and there was a one-time fine of \$250. The City was requesting imposition of the full fine. No appeal had been received.

Mr. Ansbro imposed the \$250 fine.

Case: CE23020588

VACATE OIF 3/30/2023

2160 TANBARK LN
BAZZANO, ROBERT; ROBERT BAZZANO LIV TR

This was a request to vacate the Order Imposing the Fine dated 3/30/23.

Mr. Ansbro vacated the Order Imposing the Fine dated 3/30/23.

Case: CE23030103

2910 NW 25 ST
HICKSON, ERIC C SR;
PIERCE, BONITA L & SAVAGE, CALVIN

This case was first heard on 7/11/23 to comply by 8/8/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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Mr. Ansbro imposed the \$10,500 fine, which would continue to accrue until the property was in compliance.

Case: CE22090223

1440 MIAMI RD

1440 ROCE LLC

This case was first heard on 1/11/23 to comply by 4/11/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$675 and the City was requesting the full fine be imposed.

Mr. Ansbro imposed the \$675 fine.

Case: CE23020169

609 SW 14 ST

MARKWELL, HENRIETTE

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, fines had accrued to \$875 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$875 fine, which would continue to accrue until the property was in compliance.

Case: CE22090155

VACATE F/O 5/25/2023

213 ROYAL PALM DR

MORI REV TR; CLAPS, LOUIS TRUSTEE ET AL

This was a request to vacate the Final Order dated 5/25/23.

Mr. Ansbro vacated the Final Order dated 5/2/23.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 46 and 47 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:

CE23050136

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-Appearence

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

None

There being no further business, the hearing was adjourned at 2:35 P.M.



SPECIAL MAGISTRATE

ATTEST:



CLERK, SPECIAL MAGISTRATE
ATTEST: