



**SPECIAL MAGISTRATE  
VIRTUAL HEARING  
ROSE ANN FLYNN PRESIDING  
SEPTEMBER 28, 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  
Joy Nichols, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Stephanie Bass, Code Compliance Supervisor  
Amy Brown, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Sr. Code Compliance Officer  
Julio Davila, Code Compliance Supervisor  
Edward Eason, Code Compliance Officer  
Bovary Exantus, Code Compliance Officer  
Patrice Jolly, Sr. Code Compliance Officer  
Robert Kisarewich, Fire Safety Captain  
Dorian Koloian, Sr. Code Compliance Officer  
Jean Claude Noel, Code Compliance Officer  
Evan Oaks, Code Compliance Officer  
Berstein Saimbert, Code Compliance Officer  
Diego Santos, Code Compliance Officer  
Guy Seiderman, Code Compliance Officer

**Respondents and witnesses**

CE23060073: Clifton Rose	CE23030547: Mark Costello Esq.
CE23010094: Luis Ledee	CE22040523: Dale Clappison
CE23040443: Lauren Pleffner Esq.	CE23070094: Russell Lee Lafreniere
CE23070779: Leandria Walker	CE23060219: Lisa Russo
CE22110379: Andrew Schein Esq.	CE23050260: Cheryl Sears
CE23020868: Salvatore Salamone	CE23060456: Courtney Dixon
CE23080526; CE23080420: Joshua Kunkel	CE23070598: Ore and Danna Andrea Torres
FC23060006: Moshe Cohen	CE23070004: Raffi Anac
CE23051015: Ghassan Alhindi	CE23070489: Maria Grebe Galiana
CE23021042: Nyemah Clair	CE23070137: Robert Blodgett
CE23060349: Stacy and Jason Eggleston	CE23050413: Jesus Suarez
CE22050725: Matthew Scott Esq.	CE23010721: Vicentina Renesto
CE23040272: Justin Sult; Sheba Cooper	CE23070002: Amine El-Khoury
CE23030001: Chelsi Jones	CE23060510: Rena and Leandera McComb
CE22110014: Cathy Lawson; Joyce Lawson	CE23051011: Amalia Castaneda
CE23060521: Donnahue George	CE22010656: Salvadore Marvano
CE23070420: Alejandro Paez	CE23010157: Danielle McMahan
CE23070572: Taylor Glaze	CE23070723: Monty Lalwani
CE23050290: Peter Lemieux	CE21100122: Gene and Helen Leslie
CE23070304: Edward Nassin	CE22100523: Hyacinth Clarke Jones
CE23060261: Kwame Mills	CE23010786: Andrew Schein Esq.; Dargel Olazabal
CE23050960: Lola Khalikova	CE23010789: Veronica Concha
CE23060162: Jayden Ceasar	CE23080537: Daniel Wood
CE23060733: Jeffrey Taylor	

Special Magistrate Hearing

September 28, 2023

Page 2

CE23070600: Michael Longo

CE23021015: Kate Numa

CE23030538: Lourdy Medaus; Abnet Gustave

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: CE23060261**

1209 NE 5 AVE

BLACK STAR INVESTMENT GROUP LLC

Service was via posting at the property on 9/7/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 47-20.20.(h)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.

VIOLATIONS: 47-34.1.a.1.

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY INCLUDING, BUT NOT LIMITED TO A BOAT WITH A TRAILER, A COMMERCIAL TRAILER, COMMERCIAL CARGO CONTAINER AND OTHER MISCELLANEOUS ITEMS. THIS IS AN ILLEGAL LAND USE IN THIS RMM-25 ZONING.

VIOLATIONS: 47-21.11.a.

THE LANDSCAPE CONDITIONS ON THIS PROPERTY ARE NOT IN COMPLIANCE WITH THE ULDR CONDITIONS OF THE CITY OF FORT LAUDERDALE. THERE ARE MISSING GROUND COVER THAT REQUIRE LANDSCAPE MAINTENANCE.

VIOLATIONS: 18-12.(a)

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

Officer Noel presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days, with 47-34.1.a.1., 47-21.11.a. and 47-20.20.(h) within 28 days or a fine of \$100 per day, per violation.

Kwame Mills said he needed 90 days for the parking facilities violation. Stephanie Bass, Code Compliance Supervisor, did not object to 90 days for the parking facilities and requested ordering the respondent to attend the 1/24/24 hearing.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days, with 47-34.1.a.1. and 47-21.11.a. within 28 days and with 47-20.20.(h) within 119 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 1/24/24 hearing.

**Case: CE22100523**

3065 NW 19 ST

ACHSAH'S PLAZA LLC

This case was first heard on 7/27/23 to comply by 8/6/23 and 8/31/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patrice Jolly, Sr. Code Compliance Officer, recommended imposition of the fine.

Hyacinth Clarke Jones said she had run out of money and people had taken over the property. She said she had tried unsuccessfully several times to reach Officer Jolly. Officer Jolly said the parking lot needed resurfacing and the rear of the property needed painting. Julio Davila, Code

Special Magistrate Hearing

September 28, 2023

Page 3

Compliance Supervisor, said the case was opened in October 2022. Ms. Jones requested 90 days.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue. She said this would be the last extension.

**Case: CE23060073**

216 SW 22 AVE  
ROSE, CLIFTON

Service was via posting at the property on 9/19/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 9-305(b)

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

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

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

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE ON THE NORTH AND SOUTH SIDES OF PROPERTY ARE WARPED AND SLATS ARE NOT UNIFORM AND SECURE. THE TOP BAR OF THE CHAIN LINK FENCE IS DISCONNECTED FROM THE CORNER POST CAUSING IT TO SAG.

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY IS WORN. THERE ARE AREAS WHERE DIRT IS SHOWING AND GRASS IS GROWING THROUGH IT.

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

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. AN OLD BOOKSHELF IS BEING STORED IN THE FRONT YARD.

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

Clifton Rose agreed to comply.

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

**Case: CE23050290**

1106 NW 7 ST 1-4  
LEVINTIN REAL ESTATE LLC

Service was via posting at the property on 9/15/23 and at 1 East Broward on 9/14/23.

Patrice Jolly, Sr. 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.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE SOFFIT HAS AN AREA WITH MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22040546. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE VIOLATION IS COMPLIED PRIOR TO THE HEARING OR NOT.

Special Magistrate Hearing

September 28, 2023

Page 4

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

THERE IS A WINDOW ON THE PROPERTY THAT IS CRACKED AND IS IN NEED OF REPAIR.

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.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22040546. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE VIOLATION IS COMPLIED PRIOR TO THE HEARING OR NOT.

Officer Jolly presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation and a finding that violation 18-12.(a) had existed as cited.

Peter Lemieux 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 and found that violation 18-12.(a) had existed as cited.

**Case: CE22110014**

966 NW 17 AVE

LAWSON, CATHY ANNETTE & RAYMOND L

Personal service was accepted on 9/6/23. Service was also via posting at 1 East Broward on 9/14/23.

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

VIOLATIONS: 9-280 (b)

THE ROOF OF THE SUBJECT PROPERTY APPEARS TO BE DETERIORATED AND NOT PROPERLY MAINTAINED. THERE IS A BLUE TARP COVERING THE ENTIRETY OF THE ROOF.

VIOLATIONS: 9-308 (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.

VIOLATIONS: 18-4. (c)

THERE ARE DERELICT VEHICLES BEING STORED ON THE PROPERTY. AS PER THE DEFINITION OF DERELICT UNDER SECTION 18-3, VEHICLES WERE OBSERVED WRECKED, IN AN OVERALL STATE OF ABANDONMENT AND NEGLECT, EXPIRED REGISTRATIONS AND INOPERABLE.

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF MISCELLANEOUS ITEMS COVERED BY A BLUE TARP AND THERE IS UNPERMITTED STORAGE OF DERELICT VEHICLES ON THE PROPERTY.

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE WOOD FENCE WERE OBSERVED TO BE BROKEN AND MISSING PIECES. IN

Special Magistrate Hearing

September 28, 2023

Page 5

ADDITION, THE WOOD FENCE WAS OBSERVED TO BE LEANING AND MISSING PROPER SUPPORT.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 18-4.(c) within 10 days and with the remaining violations within 63 days or a fine of \$25 per day, per violation and ordering the respondent to attend the 11/30/23 hearing. He said a City program was helping the owner with the roof.

Cathy Lawson said the City had given her money for the roof in October 2022 but she was still waiting for the work to be done. She agreed to address the vehicles.

Ms. Flynn found in favor of the City and ordered compliance with 18-4.(c) within 10 days and with the remaining violations within 63 days or a fine of \$25 per day, per violation and ordered the respondent to attend the 11/30/23 hearing.

**Case: CE21100122**

2800 NW 20 ST

LESLIE, G W & HELEN R

This case was first heard on 3/24/22 to comply by 7/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$23,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patrice Jolly, Sr. Code Compliance Officer, recommended imposition of the fine.

Gene Leslie said he had been working to comply. Officer Jolly said he had explained what else must be done to comply.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

**Case: CE23010157**

2454 BIMINI LN

2018-3 IH BORROWER LP; % INVITATION HOMES - TAX DEPT

This case was first heard on 5/25/23 to comply by 7/28/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,200 and the City was requesting the full fine be imposed.

Amy Brown, Code Compliance Supervisor, recommended imposition of the fine.

Danielle McMahan, the owner's representative, said they had tried to permit the dock but ultimately determined it would be better to demolish it.

Ms. Flynn imposed a fine of \$950 for the time the property was out of compliance.

**Case: FC23060006**

ORDERED TO REAPPEAR

432 SE 20 ST

432 SE 20 ST LLC

This case was first heard on 8/31/23 to comply by 9/28/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Kisarewich, Fire Safety Captain, said the system could not be recertified and needed replacement. The owner now had a permit to replace the system and contractors were on-site.

Moshe Cohen, owner, said the new system was up and running now and they had replaced the exit sign. Captain Kisarewich said inspections were still needed. Mr. Cohen requested 28 days and

Special Magistrate Hearing  
September 28, 2023  
Page 6

Captain Kisarewich agreed.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

**Case: CE23070600**

1404 SE 2 CT  
TIKI LAS OLAS LLC

Service was via posting at the property on 9/16/23 and at 1 East Broward on 9/14/23.

Evan Oakes, 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.

Officer Oakes presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$1,000 per day.

Michael Longo said he was working on getting the certificate. He was unsure how much longer it would take. Stephanie Bass, Code Compliance Supervisor, advised Mr. Longo to remove the listings until he had the certificate. Mr. Longo said removing the listing would cause him financial hardship and requested 21 days. Supervisor Bass pointed out that Mr. Longo should not have begun operations without the certificate, and he was charging \$900 per night.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$1,000 per day.

**Case: CE23080420**

CITATION APPEAL

601 SW 17 ST 1-4  
FISHLAND FLORIDA LLC

The property was cited on 8/12/23 to be complied by 8/12/23. The property was in compliance, immediate fines totaled \$650, plus the \$75 appeal fee and the City was requesting the full fine and fees be imposed.

Evan Oakes, Code Compliance Officer, recommended imposition of the fine, plus the appeal costs.

Joshua Kunkel said some guests had created a large amount of trash and left the trash bins out. He explained how they had remediated the problem. Stephanie Bass, Code Compliance Supervisor, explained how the bins must be put out and then stored. Mr. Kunkel said he had a larger bin and wanted to install a privacy fence, which required a permit.

Ms. Flynn denied the appeal and imposed the fine, plus fees, for a total of \$725.

**Case: CE23080526**

601 SW 17 ST 1-4  
FISHLAND FLORIDA LLC

Service was via posting at the property on 9/13/23 and at 1 East Broward on 9/14/23.

Evan Oakes, 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 DAYS) BEFORE THE SPECIAL MAGISTRATE.  
CE23080420 - TRASH CARTS, TRASH & DEBRIS ON GROUND  
CE23050042 - TRASH CARTS  
CE23090230 - TRASH & DEBRIS

Special Magistrate Hearing

September 28, 2023

Page 7

Officer Oakes presented the case file into evidence and recommended suspending the Vacation Rental Certificate for 365 days.

Joshua Kunkel said he had hired someone to remove the trash from the bins and explained how he had addressed this going forward. Stephanie Bass, Code Compliance Supervisor, said if the property met the criteria for revoking the certificate, the Special Magistrate must revoke it. She noted the City had received several complaints from neighbors. She agreed to allow 30 days to complete bookings. Any bookings beyond then would need to be cancelled.

Ms. Flynn found in favor of the City and suspended the Vacation Rental Certificate for 365 days.

**Case: CE23070598**

1600 NW 16 CT

ORE TORRES, DANNA ANDREA H/E; ORE TORRES, ANGEL VALERIA

Service was via posting at the property on 9/16/23 and at 1 East Broward on 9/14/23.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 25-7(a) **COMPLIED**

THERE IS A VEHICLE BEING PARKED/DISPLAYED AT THIS PROPERTY WHERE IT IS OBSTRUCTING THE PUBLIC SIDEWALK.

VIOLATIONS: 15-272.(a) **COMPLIED**

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

THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE2208390) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Oakes presented the case file into evidence and said the violations were now in compliance. He requested Ms. Flynn find that violation 15-272.(a) had existed as cited.

Danna Andrea Torres said she had complied on July 23 by selling the RV and having it picked up by the new owner.

Ms. Flynn found in favor of the City that that violation 15-272.(a) had existed as cited

**Case: CE22050725**

ORDERED TO REAPPEAR

709 SW 4 CT 1-7

DBAK INVESTMENTS IV LLC

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

Edward Eason, Code Compliance Officer, recommended imposition of the fine.

Matthew Scott Esq., the owner's attorney, said his client thought the landscaping was in compliance. They had hired a company to address everything the following week. He requested 30 days. Amy Brown, Code Compliance Supervisor, recommended a 28-day extension. Ms. Flynn said this would be the last extension.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 10/26/23 hearing.

Special Magistrate Hearing

September 28, 2023

Page 8

**Case: CE23010101**

1409 SW 1 ST  
16237 N MIAMI LLC

This case was first heard on 6/29/23 to comply by 7/9/23 and 7/27/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,250 and the City was requesting \$856 be imposed.

Edward Eason, Code Compliance Officer, recommended reducing the fine to administrative costs of \$856.

Leopold Manuel requested a further reduction.

Ms. Flynn imposed administrative costs of \$856.

**Case: CE23080537**

3301 NE 16 CT  
GFM 3301 NE 16 CT LLC

Service was via posting at the property on 9/6/23 and at 1 East Broward on 9/14/23.

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.  
CASE CE23080288 - 3 VIOLATIONS (OVERGROWTH, SIGHT TRIANGLE, EXPOSED ELECTRICAL).

Officer Champagne presented the case file into evidence and recommended suspending the Vacation Rental Certificate for 180 days.

Daniel Wood said two of the violations were unwarranted. He stated the sight triangle was not impeded because this was the end of the street, but they had removed the bush anyway. He said the trash was constantly blowing in from the beach. He described his efforts to comply the other violations. He felt a suspension was disproportionate to the violations. Officer Champagne said the violations were called in by a neighbor. Ms. Hasan noted the violations had already been found to be valid. Dorian Koloian, Sr. Code Compliance Officer, said the ordinance did not have an exemption for properties at the end of the street and there were rules for how tall a hedge could be. She noted the hedge for which they had been cited was immediately adjacent to the net-door property's driveway.

Ms. Flynn found in favor of the City and suspended the Vacation Rental Certificate for 180 days, effective in 10 days.

**Case: CE23010786**

3100 NE 32 AVE  
3100 EOP LLC

ORDERED TO REAPPEAR

This case was first heard on 5/25/23 to comply by 6/4/23 and 7/27/23. Violations and extensions were as noted in the agenda. The property was not in compliance, \$5,000 in fines had already been imposed and fines would begin to accrue again on 9/29/23.

Dorian Koloian, Senior Code Compliance Officer, did not recommend an extension.

Andrew Schein Esq., the owner's attorney, said the property was being demolished and there was a delay removing the FPL vault from the property before it could be demolished. He said this would affect the nearby temporary Fire Station and the City had asked them to delay the demolition until the Fire Station lease expired at the end of the year. There was also a case for this with

Special Magistrate Hearing

September 28, 2023

Page 9

the Building Department, which had been extended to January. Mr. Schein requested an extension for this case as well. Katrina Jordan, Code Manager, agreed with granting a 119-day extension.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/24/24 hearing.

**Case: CE23060162**

1320 NW 3 AVE

WHITE, CAMILE EST; WHITE, CALINE MARIE EST ET AL

Service was via posting at the property on 9/7/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 9-305(a)

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

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

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A WHITE MITSUBISHI COMMERCIAL VEHICLE.

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 TO INCLUDE THE SWALE.

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH LEAVES AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO TWO BLACK SOCKS, A FORK, MASK AND OTHER VARIOUS TRASH ON THE PROPERTY.

Officer Noel presented the case file into evidence and recommended ordering compliance with 9-305(a) and 18-12.(a) within 10 days and with 9-305(b) within 28 days or a fine of \$50 per day, per violation.

Jayden Ceasar said the tenant had removed the truck and cleaned up the property.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(a) and 18-12.(a) within 10 days and with 9-305(b) within 28 days or a fine of \$50 per day, per violation.

**Case: CE22110379**

ORDERED TO REAPPEAR

817 NW 1 ST

817 NW 1ST STREET LLC

This case was first heard on 3/30/23 to comply by 6/29/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Code Compliance Officer, recommended a 119-day extension.

Andrew Schein Esq., the owner's attorney, thanked the City for the extension.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue.

Special Magistrate Hearing

September 28, 2023

Page 10

**Case: CE23030547**

2218 NE 17 CT

COSTELLO, RAYMOND; COSTELLO, CAROL

Service was via posting at the property on 9/6/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: Sec. 8-91.(c)

THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION. THE DOCK BOARDS ARE LIFTING FROM THE SEAWALL AND THERE ARE MISSING PIECES OF THE WOOD.

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. THE SEAWALL HAS CRACKS AND APPEARS TO HAVE BEEN REPAIRED WITH SAND AND PARTS OF THE SEAWALL IS LEANING AND NOT IN A STABLE CONDITION.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation, and ordering the respondent to attend the 11/30/23 hearing.

Mark Costello Esq., the owner's attorney, said his client had already hired a company to repair the seawall, but it would take more than 60 days. He requested 180 days. Officer Koloian said after 63 days, when the respondent provided an update, the City could consider an extension.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 11/30/23 hearing.

**Case: CE23040272**

740 NE 13 CT

740 13TH LLC

Service was via posting at the property on 9/7/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 47-19.4.D.1.

THERE IS A BULK CONTAINER ON THE ROW IN FRONT OF THE ABOVE PROPERTY WITHOUT HAVING A DUMPSTER ENCLOSURE.

VIOLATIONS: 24-28. **COMPLIED**

THE DUMPSTER LIDS ARE NOT CLOSED AND THERE ARE PARTS OF THE DUMPSTER THAT ARE NOT IN GOOD WORKING CONDITION TO INCLUDED BUT NOT LIMITED TO MISSING WHEEL AND BROKEN LID THAT IS UNDERNEATH THE DUMPSTER.

VIOLATIONS: 24-29.(a) **COMPLIED**

THERE IS TRASH AND DEBRIS ON THE GROUND BEHIND THE DUMPSTER INCLUDED BUT NOT LIMITED TO MATTRESS, TRASH BAGS AND OTHER ITEMS.

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

Sheba Cooper said she had hired a contractor to build the trash enclosure and he had applied for a permit. She was unsure the permit would be issued within 28 days. She said the trash was put on this property by neighbors.

Special Magistrate Hearing

September 28, 2023

Page 11

Stephanie Bass, Code Compliance Supervisor, did not want to allow more than 28 days.

Troy Liggett, president of the Middle River Terrace Neighborhood Association, said the dumpster had been sitting on the street for months.

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

**Case: CE23040443**

213 S FORT LAUDERDALE BEACH BLVD  
TRD OF FORT LAUDERDALE LLC

Service was via posting at the property on 9/8/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: Sec. 25-4

THERE ARE ITEMS OBSTRUCTING THE SIDEWALK AT THIS LOCATION. THE SIDEWALK CAFE CHAIRS, TABLES, SIGNAGE, HOST TABLES AND OTHER MISCELLANEOUS ITEMS ARE REQUIRED TO BE IN THE DESIGNATED AREA. THERE ARE GOLD MEDALLIONS OR METAL THAT IDENTIFY A 13FT CLEARANCE.

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

Lauren Pleffner Esq., the owner's attorney, said her client had already complied and needed an inspection.

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

**Case: CE23050960**

1301 NE 4 AVE  
R S HOLDINGS II LLC

Service was via posting at the property on 9/7/23 and at 1 East Broward on 9/14/23.

Bernstein Saimbert, 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.

VIOLATIONS: 47-19.9 **COMPLIED**

THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE IS A CANOPY BEHIND THE PROPERTY.

VIOLATIONS: 9-306

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

VIOLATIONS: 18-1. **COMPLIED**

THERE IS (GRAFFITI ON THE FENCE) 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.

VIOLATIONS: 47-22.9. **COMPLIED**

SIGN(S) HAS BEEN ERECTED ON THE CHAIN LINK FENCE WITHOUT THE REQUIRED PERMITS FROM

Special Magistrate Hearing

September 28, 2023

Page 12

THE CITY OF FORT LAUDERDALE.

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.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT PARKING LOT HAVE CRACKS, HOLES, OIL STAINS AND WIRES STICKING OUT OF THE GROUND.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation and ordering the respondent to attend the 11/30/23 hearing.

Lola Khalikova requested more than 63 days. She said the engineers were working on the comments to submit the changes to the architects and then resubmit the applications. Officer Saimbert noted the amount of mulch on the property must be reviewed by the Landscaping Department.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 11/30/23 hearing.

**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 the association must approve the waterproofing but he did not know why they had not repaired the fence. He did not recommend an extension. Stephanie Bass, Code Compliance Supervisor, said the fence did not require approval.

Dale Clappison said this was part of a very large project and the permit for the building exterior was in process and the same contractor would repair the fence. He was concentrating on the building repairs first as they presented a life safety issue. He said the fence would be completely removed and rebuilt after the building repairs. Supervisor Bass advised granting an extension to include the fence, since it would be removed.

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

**Case: CE23020868**

REQUEST FOR EXTENSION

420 NW 7 TER

SALAMONE, SALVATORE

This case was first heard on 6/13/23 to comply by 7/11/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$4,800.

Bernstein Saimbert, Code Compliance Officer, said the landscape violation was complied prior to the deadline for fines. Only 9-304(b) remained, regarding the gravel driveway maintenance.

Salvatore Salamone said he had done all of the work he could afford. He was also starting a new job soon. He said the gravel from the driveway could cost thousands of dollars that he did not have now.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/24/24 hearing.

Special Magistrate Hearing

September 28, 2023

Page 13

**Case: CE23030538**

1416 NW 12 ST

MEDAUS, LOURDY H/E; GUSTAVE, ABNET

Service was via posting at the property on 9/15/23 and at 1 East Broward on 9/14/23.

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

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

THERE IS A BOAT ON A TRAILER PARKED ON THE GRASS/LAWN AREA WHICH IS PROHIBITED.

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.

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

Lourdy Medaus said she did not realize the swale was her responsibility.

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

**Case: CE23070420**

1016 NW 10 TER

PAEZ, ALEJANDRO

Service was via posting at the property on 9/15/23 and at 1 East Broward on 9/14/23.

Bovary Exantus, 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 RECURRING VIOLATION PER PREVIOUS CASE CE22040451. THIS CASE WILL BE HEARD AT THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

Alejandro Paez said he had recently evicted the tenants who caused the problems.

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

**Case: CE23060219**

1511 NW 11 ST

RUSSO, LISA

Service was via posting at the property on 9/14/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 47-21.16.A. **COMPLIED**

THERE IS A DEAD TREE STUMP IN FRONT OF THIS PROPERTY.

VIOLATIONS: 18-4.(c)

THERE ARE MULTIPLE DERELICT VEHICLES PARKED/STORED ON THE SWALE (OR) ON THE PROPERTY. A BLACK INFINITI WITH NO TAG AND A BLACK HONDA WITH MISSING TIRES AND MISSING PARTS, KEPT IN A NEGLECTED STATED, FILLED WITH TRASH, AND WITH VEGETATION

Special Magistrate Hearing

September 28, 2023

Page 14

GROWING UNDERNEATH IT.

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

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

VIOLATIONS: 9-304(b)  
THE PARKING FACILITY AT THIS PROPERTY IS IN DISREPAIR. THE ASPHALT DRIVEWAY HAS CRACKS, HOLES AND THE BLACKTOP IS FADED.

VIOLATIONS: 9-280(h)(1)  
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BROKEN AND MISSING PARTS.

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

Lisa Russo requested more than 28 days. She said she was removing the cars and confirmed what else needed to be done. She requested 60 days for the fence and driveway.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) and 9-280(h)(1) within 63 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

**Case: CE23060510**

2025 NW 12 AVE  
MCCOMB, RENA

Service was via posting at the property on 9/13/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 18-1.  
THERE ARE CHAIRS, A TABLE, AND MICROWAVE UNDER THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-280(h)(1)  
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS FALLEN AND PART OF THE FENCE IS BROKEN.

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

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

Rena McComb agreed to comply. She said she was unaware of the violations because she is blind. Julio Davila, Code Compliance Supervisor, said someone could visit the property to identify what needed to be done if Ms. McComb wished.

Special Magistrate Hearing

September 28, 2023

Page 15

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

**Case: CE22010656**

2357 NW 13 CT

SATISFYING CO

This case was cited on 1/26/22 to comply by 2/10/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$135,250 and this was a request to vacate the Order Imposing the Fine and impose a fine of \$626.

Gustavo Caracas, Code Compliance Officer, interpreted from English to Spanish for the owner, Salvadore Marvano.

Dorian Koloian, Senior Code Compliance Officer, recommended the fine reduction.

Ms. Flynn vacated the Order Imposing the Fine and imposed a fine of \$626.

**Case: CE23021042**

645 NW 14 AVE

CLAIR, JOSEPH A III; CLAIR, NYEMAH W

Service was via posting at the property on 9/15/23 and at 1 East Broward on 9/14/23.

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

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

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

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

THE DRIVEWAY OF THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED AS REQUIRED. THERE IS DAMAGE THROUGHOUT THE SURFACE SUCH AS CRACKS, POTHOLES AND MISSING SECTIONS. IT IS ALSO NOT KEPT CLEAN AND IS COVERED IN DIRT.

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

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

VIOLATIONS: 9-280(H) (1)

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

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

Nyemah Clair requested 45 days and Officer Jolly recommended 63 days.

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

**Case: CE23050413**

1704 NW 8 CT

THOPPIL CORP

Service was via posting at the property on 9/15/23 and at 1 East Broward on 9/14/23.

Special Magistrate Hearing

September 28, 2023

Page 16

Patrice Jolly, Sr. 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.

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

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. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE21060334 AND WILL BE BROUGHT TO A HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

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

THERE IS AN UNHITCHED ENCLOSED TRAILER BEING PARKED/STORED ON THE GRASS/LAWN AREA CHAINED TO A TREE. THE CONCRETE DRIVEWAY IS STAINED WITH DIRT/OIL. THE DRIVEWAY GRAVEL APRON IS NOT BEING MAINTAINED, THERE IS MISSING GRAVEL AND AREAS OF BARE DIRT. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE21060334 AND WILL BE BROUGHT TO A HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

Officer Jolly presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation and a finding that violation 9-304(b) had existed as cited.

Jesus Suarez said he thought the property was in compliance. Officer Jolly explained what needed to be done.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation and a found that violation 9-304(b) had existed as cited.

**Case: CE23060349**

649 W EVANSTON CIR

EGGLESTON, STACY; EGGLESTON, JASON RICHARD

Service was via posting at the property on 9/15/23 and at 1 East Broward on 9/14/23.

Patrice Jolly, Sr. 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. PLEASE SEE CASE CE22110013. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

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

Stacy Eggleston and Jason Eggleston were present.

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

**Case: CE23051011**

2231 NW 9 CT

CASTANEDA, AMALIA JUDITH

Service was via posting at the property on 9/6/23 and at 1 East Broward on 9/14/23.

Special Magistrate Hearing

September 28, 2023

Page 17

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

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

THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE (WHITE CHEVROLET 2500HD) AT THIS LOCATION.

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

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS A LARGE PILE OF CONSTRUCTION MATERIALS AND WOOD BEING STORED ON THE DRIVEWAY. THIS IS NON-PERMITTED PER THE ULDR FOR THIS RMM-25 ZONED RESIDENTIAL PROPERTY. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE NUMBER CE20100070. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE VIOLATION IS COMPLIED PRIOR TO THE HEARING OR NOT.

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

THERE IS A PLASTIC TARP (BLUE IN COLOR) WHICH IS NOT PERMANENT ON THE ROOF OF THIS PROPERTY.

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

THE GRAVEL DRIVEWAY OF THIS PROPERTY AND ITS SWALE IS NOT BEING MAINTAINED AS REQUIRED. THERE IS GROWTH OF GRASS/WEEDS THROUGHOUT THE SURFACE. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE NUMBER CE22100070. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE VIOLATION IS COMPLIED PRIOR TO THE HEARING OR NOT.

Officer Jolly presented the case file into evidence and said all violations were in compliance. He requested fine of \$25 per day, per violation be imposed for the 36 days repeat violations 47-34.1.A.1. and 9-304(b) had existed, a total of \$1,800.

Amalia Castaneda said she bought the home as-is and it already had violations. She said she had worked with the previous inspector to comply the violations and had paid fines in the past. Officer Jolly acknowledged that some violations had existed before Ms. Castaneda bought the home.

Ms. Flynn found in favor of the City and imposed a total fine of \$600 for the time the violations existed.

**Case: CE23070002**

1716 NW 8 ST

KORE DEVELOPMENT GROUP LLC

Service was via posting at the property on 9/15/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 18-1. **COMPLIED**

THERE IS ROOFED OUTDOOR STORAGE CONSISTING OF, BUT NOT LIMITED TO; WOOD, BLACK TRASH BAGS AND OTHER CONSTRUCTION RELATED REFUSE 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. PLEASE SEE CASE CE20091176. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION. THERE IS ALSO A LARGE MOUND COVERED IN A BLACK TARP ON THE FRONT LAWN. PLEASE SEE CASE CE20091176. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE

Special Magistrate Hearing

September 28, 2023

Page 18

SCHEDULED HEARING DATE.

Officer Jolly presented the case file into evidence and said the violations were now in compliance. He requested Ms. Flynn find the violations had existed as cited.

Amine El-Khoury said the tenant had leased the property for 10 years and Mr. El-Khoury had been unaware of the prior violations.

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

**Case: CE23070004**

1624 NW 7 ST

MAJA 7 GROUP LLC

Service was via posting at the property on 9/7/23 and at 1 East Broward on 9/14/23.

Patrice Jolly, Sr. 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. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE NUMBER CE21120107. DAILY FINES WILL ACCRUE FROM THE DAY THE VIOLATION IS OBSERVED UNTIL IT COMES INTO COMPLIANCE.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE NUMBER CE21120107. DAILY FINES WILL ACCRUE FROM THE DAY THE VIOLATION IS OBSERVED UNTIL IT COMES INTO COMPLIANCE.

VIOLATIONS: 24-7(b) **COMPLIED**

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Officer Jolly presented the case file into evidence and said the violation was now in compliance. He requested Ms. Flynn impose a fine of \$900 for the time 9-305(b) was out of compliance and a fine of \$2,000 for the time 18-12.(a) was out of compliance.

Raffi Anac said the tenant had caused the violations and he had needed to evict her prior to addressing the violations. He requested a fine reduction.

Ms. Flynn imposed a fine of \$2,400 for the time the violations were out of compliance.

**Case: CE23070137**

1700 NW 6 PL

MOUNT OLIVE GARDENS #1 INC; % TRIUMPH HOUSING MANAGEMENT

Personal service was accepted on 9/7/23. Service was also via posting at 1 East Broward on 9/14/23.

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

VIOLATIONS: 18-1. **COMPLIED**

THERE IS TRASH AND DEBRIS AROUND THE DUMPSTER AND ITS ENCLOSURE 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 REPEAT VIOLATION, PLEASE SEE CASE CE23020938 WHERE THE PROPERTY WAS PREVIOUSLY CITED FOR THIS VIOLATION. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION WAS OBSERVED UNTIL IT IS

Special Magistrate Hearing

September 28, 2023

Page 19

BROUGHT INTO COMPLIANCE.

Officer Jolly presented the case file into evidence and said the violation was now in compliance. He requested Ms. Flynn impose a fine of \$500 for the time the property was out of compliance.

Robert Blodgett was unaware the violations had recurred. He said no one was working at the property when the violation was cited.

Ms. Flynn found in favor of the City that the violation had existed as cited and imposed a fine of \$500.

**Case: CE23010789**

3204 DAVIE BLVD

SARRIA HOLDINGS II INC

This case was first heard on 7/27/23 to comply by 8/6/23 and 8/31/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patrice Jolly, Sr. Code Compliance Officer, recommended imposition of the fine.

Veronica Concha said she had advised Officer Jolly via email that the violations were in compliance on August 15. He had advised her in September that two dumpsters still needed enclosures and she informed him on September 20 that they were now enclosed. Officer Jolly said all enclosures must have doors that could be secured.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue.

**Case: CE23021015**

2700 W BROWARD BLVD

101 SW 27TH AVE LLC

This case was first heard on 6/29/23 to comply by 8/31/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patrice Jolly, Sr. Code Compliance Officer, said the owner needed plans for the landscaping but there were no permits yet.

Kate Numa said she had been unable to contact Andre Cross at the City after Supervisor Davila advised her to do so. Ms. Hasan said the contactor should be able to begin the permit process. Ms. Numa agreed to contact the Landscaping Department.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue.

**Case: CE23010094**

231 SW 31 AVE

LEDEE, LUIS; POTEAU, STEPHANIA

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

Patrice Jolly, Sr. Code Compliance Officer, recommended imposition of the fine.

Special Magistrate Hearing

September 28, 2023

Page 20

Luis Ledee said the City had done work nearby and made the situation worse. He said the swale was too deep and accumulated water. Officer Jolly said someone parked on the swale all the time and this killed the grass.

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

**Case: CE23060733**

1343 NW 13 AVE  
TAYLOR, JEFFREY

Service was via posting at the property on 9/14/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 9-304 (b)

PARKING ON THE LAWN DIRT SURFACE IS PROHIBITED. THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS NOT WELL MAINTAINED. THERE ARE CRACKS, HOLES ON THE DRIVEWAY AND THE BLACKTOP IS FADED.

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.

VIOLATIONS: 9-306

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

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO WINDOWS THAT ARE COVERED WITH HURRICANE SHUTTERS.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT BLACK BMW KEPT IN A STATE OF NEGLECT PARKED/STORED AT THIS PROPERTY WITH FLAT TIRES, COVERED WITH TREE LEAVES, AND VEGETATION GROWING UNDERNEATH IT.

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

Jeffrey Taylor said he had just taken over the home and planned to renovate it. He requested more than 63 days. He said he had a contractor pulling permits. He stated after the City repaired water lines, the City had put gravel in the swale. Ms. Hasan recommended allowing less than 63 days to remove the vehicle.

Ms. Flynn found in favor of the City and ordered compliance with 18-4. (c) within 28 days and with the remaining violations within 63 days or a fine of \$25 per day, per violation and ordered the respondent to attend the 11/30/23 hearing.

**Case: CE23070304**

1110 W COMMERCIAL BLVD  
UNIVERSAL PROPERTY & CASUALTY INSURANCE CO

Personal service was accepted on 9/7/23. Service was also via posting at 1 East Broward on 9/14/23.

Special Magistrate Hearing

September 28, 2023

Page 21

Bernstein Saimbert, 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 ALONG NW 11 AVE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22120449 AND CE22080790. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Saimbert presented the case file into evidence and said the violation was now in compliance. He requested Ms. Flynn find the violation had existed as cited. He said the City had been receiving complaints about the area.

Edward Nassan said they had been maintaining the area once they were informed it was their responsibility.

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

**Case: CE23070779**

404 NW 1 AVE

404 NW1 LLC

Service was via posting at the property on 9/5/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 18-1. **COMPLIED**

THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE22100970) 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.

Leandria Walker said graffiti was a problem in this area.

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

**Case: CE23051015**

631 NW 17 AVE

SALEH, EMAN

Service was via posting at the property on 9/7/23 and at 1 East Broward on 9/14/23.

Guy Seiderman, 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.

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

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED RESIDENTIAL SINGLE FAMILY PROPERTY. THERE IS NON-PERMITTED OUTDOOR STORAGE OF GOODS AND MATERIALS INCLUDING BUT NOT LIMITED TO; FURNITURE, TOOLS, COOLERS, BUCKETS, TOTES, MISC. ITEMS. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER: CE19041479. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

Special Magistrate Hearing

September 28, 2023

Page 22

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

THE ASPHALT DRIVEWAY OF THIS PROPERTY AND SWALE IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE STAINS OF DIRT/OIL THROUGHOUT THE SURFACE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER: CE19041479. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH ARE BENT AND NOT SECURED TO THE SUPPORT POSTS. THE MESH SCREENING ATTACHED TO THE FENCE IS NOT SECURED PROPERLY AND IS TORN/LOOSE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER: CE19041479. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

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 PREVIOUS CASE NUMBER: CE19041479. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

Officer Seiderman presented the case file into evidence and said the violations were now in compliance. He requested Ms. Flynn find that violations 47-34.1.A.1., 9-304(b), 9-280(h) (1), and 18-12.(a) had existed as cited.

Ghassan Alhindi said he understood this was a repeat violation. He said the previous tenant had caused the problems. He stated he was monitoring the property more closely now.

Ms. Flynn found in favor of the City that violations 47-34.1.A.1., 9-304(b), 9-280(h) (1), and 18-12.(a) had existed as cited.

**Case: CE23070562**

1408 SW 1 ST

VANCAS, STEVEN G

Service was via posting at the property on 9/1/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS, INCLUDING WALLS, FASCIA AND THE GARAGE DOOR ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING/PEELING PAINT. THIS IS A RECURRING VIOLATION FROM CASE CE21010362. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY AND SWALE ARE NOT WELL GRADED AND THERE ARE WEEDS GROWING THROUGH IT. THIS IS A RECURRING VIOLATION FROM CASE CE21010362, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS DIRTY, STAINED AND LEANING.

Special Magistrate Hearing

September 28, 2023

Page 23

Supervisor Bass 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: CE23070723**

2780 E OAKLAND PARK BLVD

2780 E OAKLAND PARK LLC

Service was via posting at the property on 9/7/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 47-22.9.

SIGNS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 47-22.3.U.1

THE WINDOW SIGNS IN THIS COMMERCIAL ESTABLISHMENT EXCEED 20% OF THE SURFACE OF THE WINDOW.

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

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

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

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

**Case: CE23060508**

1500 NW 7 AVE

COOPER, CORBEL G

Service was via posting at the property on 9/7/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 47-34.1.a.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 PROPERTY. THE PROPERTY IS BEING USED FOR OUTDOOR STORAGE OF HOUSEHOLD ITEMS INCLUDING BUT NOT LIMITED TO TWO BED FRAMES.

VIOLATIONS: 9-313.(a)

THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. HOUSE NUMBERS ARE NOT DISPLAYED OR VISIBLE FROM THE STREET. THIS IS A RECURRING

VIOLATION.

SEE PREVIOUS CASE NUMBER CE21040856. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-280(h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH HAVE DAMAGED AND MISSING SLATS, LEANING AND NOT SECURED.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE

Special Magistrate Hearing

September 28, 2023

Page 24

WINDOWS ON THIS PROPERTY THAT ARE DAMAGED AND IN DISREPAIR AND BOARDED. THERE ARE SEVERAL CRACKS ALONG THE WALLS OF THIS PROPERTY. ALL EXTERIOR BUILDING WALLS SHALL BE STRUCTURALLY SOUND, WEATHER AND WATERTIGHT AND MAINTAINED IN A SECURE AND ATTRACTIVE MANNER.

VIOLATIONS: 9-304 (b)

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

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 TO INCLUDE THE SWALE.

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH, LEAVES AND DEBRIS ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO RED BULL CAN, AND OTHER TRASH ON THE PROPERTY. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE21040856. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Supervisor Bass presented the case file into evidence and recommended ordering compliance with 47-34.1.a.1., 9-313. (a) and 18-12. (a) within 10 days 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 47-34.1.a.1., 9-313. (a) and 18-12. (a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

**Case: CE23060443**

1455 HOLLY HEIGHTS DR  
FUSION GARDENS CONDO ASSN INC

Service was via posting at the property on 9/7/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 47-19.4.D.1.

THERE IS A SIX (6) YARD DUMPSTER AND A FOUR (4) YARD DUMPSTER IN THE PLAIN SITE WITHOUT THE REQUIRED ENCLOSURE IN THE PARKING LOT.

Supervisor Bass 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: CE23060509**

653 NW 15 ST  
COOPER, CORBEL G & COOPER, HILDA

Service was via posting at the property on 9/7/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 PROPERTY. THE PROPERTY IS BEING USED FOR OUTDOOR STORAGE OF HOUSEHOLD ITEMS INCLUDING BUT NOT LIMITED TO A MOP, SHOPPING CART, A LADDER AND OTHER ITEMS.

Special Magistrate Hearing

September 28, 2023

Page 25

VIOLATIONS: 9-306

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

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 TO INCLUDE THE SWALE.

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH, LEAVES AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO BEER BOTTLES AND WOODEN DEBRIS.

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

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BLACK JAGUAR WITH A FLAT TIRE AND EXPIRED FLORIDA TAG LKE-U45 (5-20) AND A FORD EXPLORE WITH EXPIRED FLORIDA TAG PGJ-R23 (5-23).

Supervisor Bass presented the case file into evidence and recommended ordering compliance with 47-34.1.a.1. and 18-12.(a) within 10 days 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 47-34.1.a.1. and 18-12.(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

**Case: CE23060720**

1115 NW 7 AVE

BAF ASSETS LLC

Service was via posting at the property on 9/7/23 and at 1 East Broward on 9/14/23.

Stephanie Bass, Code Compliance Supervisor, 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.

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 TO INCLUDE THE SWALE. THE REAR OF THE PROPERTY IS MISSING GROUND COVER.

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

THE GRAVEL DRIVEWAY AT THIS PROPERTY NEEDS MAINTAINED. THERE IS GRASS GROWING THROUGH THE GRAVEL.

VIOLATIONS: 9-280 (b)

THERE ARE WINDOWS ON THIS PROPERTY THAT ARE DAMAGED AND IN DISREPAIR OR NAILED SHUT. THE CEILING IN THE MASTER BEDROOM AND BATHROOM ARE IN DISREPAIR AND HAS EVIDENCE OF LEAKS. ALL EXTERIOR AND INTERIOR BUILDING WALLS SHALL BE STRUCTURALLY SOUND, WEATHER AND WATERTIGHT AND MAINTAINED IN A SECURE AND ATTRACTIVE MANNER.

Supervisor Bass presented the case file into evidence and recommended ordering compliance with 9-

Special Magistrate Hearing

September 28, 2023

Page 26

280(b)within 10 days or a fine of \$200 per day and with 9-305(b)within 28 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(b)within 10 days or a fine of \$200 per day and with 9-305(b)within 28 days or a fine of \$100 per day.

**Case: CE23050386**

2151 NW 7 ST

DIVAD INVESTMENT LLC

Service was via posting at the property on 9/15/23 and at 1 East Broward on 9/14/23.

Guy Seiderman, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-29(a) **COMPLIED**

THERE IS TRASH SCATTERED ABOUT THE DUMPSTER ENCLOSURE. THIS IS A RECURRING VIOLATION OF THE FOLLOWING CASE NUMBERS: CE22120527 AND CE23020573. THIS CASE WILL BE REFERRED TO GO BEFORE THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 47-19.4.D.8. **COMPLIED**

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER ENCLOSURE HAS DAMAGED GATES AND MISSING WOOD SLATS. THIS IS A RECURRING VIOLATION OF THE FOLLOWING CASE NUMBERS: CE22030371, CE22100034, CE22100694. THIS CASE WILL BE REFERRED TO GO BEFORE THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO THE DUMPSTER ENCLOSURE AREA. THIS IS A RECURRING VIOLATION OF THE FOLLOWING CASE NUMBERS: CE22030371, CE22100034, CE22100694, CE23020573. THIS CASE WILL BE REFERRED TO GO BEFORE THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

Officer Seiderman presented the case file into evidence and said the violations were now in compliance. He requested Ms. Flynn find the violations had existed as cited.

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

**Case: CE23050260**

1515 NW 6 ST

SEARS, CHERYL B &; ASHLEY, RUBY LYNETTE

Service was via posting at the property on 9/7/23 and at 1 East Broward on 9/14/23.

Guy Seiderman, Code Compliance Officer, testified to the following violation(s):

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

THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE21080578. AS A RESULT THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE VIOLATION IS COMPLIED PRIOR TO THE HEARING OR NOT.

Officer Seiderman 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.

Special Magistrate Hearing

September 28, 2023

Page 27

**Case: CE23010564**

646 NW 15 AVE

BOYD, ARLENE H/E; TAYLOR, ELLA M

Service was via posting at the property on 9/15/23 and at 1 East Broward on 9/14/23.

Guy Seiderman, Code Compliance Officer, testified to the following violation(s):

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

ILLEGAL LAND USE IS OCCURRING ON THIS RC-15 ZONED RESIDENTIAL PROPERTY. THERE IS NON-PERMITTED OUTDOOR STORAGE OF GOODS AND MATERIALS INCLUDING BUT NOT LIMITED TO; TIRES, WOOD, FURNITURE, BUCKETS, LADDERS AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE19030652. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

THE LANDSCAPE AT THIS PROPERTY AND ITS SWALE IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE19030652. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

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

VIOLATIONS: 9-278(e) **COMPLIED**

THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE19030652. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Seiderman presented the case file into evidence and said the violations were now in compliance. He requested Ms. Flynn find that violations 9-306, 9-305(b) and 9-278(e) had existed as cited.

Ms. Flynn found in favor of the City that violations 9-306, 9-305(b) and 9-278(e) had existed as cited.

**Case: CE23060004**

1814 NW 8 PL

CHRISTIE, MILTON R JR H/E; SCOTT, SHEILA M & HENDERSON, B E

Service was via posting at the property on 9/12/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 9-305(b)

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. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE NUMBER CE19051895. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE VIOLATION IS COMPLIED PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 9-280(h) (1)

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

Special Magistrate Hearing

September 28, 2023

Page 28

AS REQUIRED. THERE ARE SECTIONS WHICH HAVE BENT POLES/POSTS AND THERE IS A GATE WHICH IS NOT SECURED. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE NUMBER CE19051895. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE VIOLATION IS COMPLIED PRIOR TO THE HEARING OR NOT.

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

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

Officer Jolly presented the case file into evidence and recommended imposing fines of \$2,850 each for 9-305(b) and 9-280(h) (1) for the time they were already out of compliance, which would continue to accrue at \$25 per day, per violation.

Ms. Flynn found in favor of the City and imposed fines of \$2,850 each for 9-305(b) and 9-280(h) (1) for the time they were already out of compliance, which would continue to accrue at \$25 per day, per violation.

**Case: CE23060456**

1527 NW 7 ST

SOUTHEASTERN CONFERENCE ASSN OF; SEVENTH-DAY ADVENTISTS INC

Service was via posting at the property on 9/6/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 9-363. **COMPLIED**

FAILURE TO REGISTER THE RESIDENTIAL DWELLING UNIT(S) WITH THE CITY. THE FREE APPLICATION FOR REGISTRATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

VIOLATIONS: 24-29(a) **COMPLIED**

THERE ARE INADEQUATE COLLECTION SERVICES AT THIS PROPERTY. THERE IS TRASH SCATTERED ABOUT THE TRASH CARTS WHICH ARE OVERFLOWING.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (b)

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.

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL WHICH IS ENCROACHING UPON THE PUBLIC RIGHT OF WAY.

VIOLATIONS: 9-304 (b)

THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA OF THIS PROPERTY. THE ASPHALT DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE SURFACE IS FADED, HAS CRACKS/DAMAGE AND IS COVERED WITH TRASH/DEBRIS.

VIOLATIONS: 9-280 (h) (1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTION WHICH ARE NOT SECURED AND HAVE DAMAGED/BENT POSTS.

Special Magistrate Hearing

September 28, 2023

Page 29

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A WINDOW AT THE REAR UNIT WHICH IS CRACKED/BROKEN. THE CONCRETE WALKWAY WHICH ALLOWS ACCESS TO EACH UNIT AS WELL AS THE PROPERTY IS ALSO IN DISREPAIR HAVING CRACKS AND DAMAGE INCLUDING BEING STAINED WITH DIRT.

VIOLATIONS: 9-279 (g)

THERE IS A WATER SPIGOT AT THE REAR OF THE PROPERTY WHICH IS DAMAGED AND HAS A BENT POLE AND IS ALSO MISSING THE KNOB TO OPERATE IT. THERE IS ANOTHER PLUMBING PIPE WHICH IS OPEN TO THE ELEMENTS AND SHOULD HAVE A COVER TO NOT ALLOW ANYTHING TO ENTER OR EXIT THE PLUMBING PIPING AND ENSURE IT IS OPERATING PROPERLY.

VIOLATIONS: 9-278 (G)

THERE ARE SEVERAL WINDOWS THROUGHOUT BOTH UNITS ON THE PROPERTY WHICH DO NOT HAVE REQUIRED SCREENS TO PROTECT AGAINST MOSQUITOES, FLIES OR OTHER INSECTS.

VIOLATIONS: 18-12. (a)

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

Officer Jolly presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation. Ms. Hasan requested a fine of \$100 per day, per violation.

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

**Case: CE23040148**

1400 CHATEAU PARK DR  
PADILLA VALLECILLO, MARLEN M

Service was via posting at the property on 9/15/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO A TABLE, PVC PIPES AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

VIOLATIONS: 18-12. (a)

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

Officer Exantus 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, per violation.

**Case: CE23040153**

1349 CHATEAU PARK DR  
JOSEPH, RAYMONDE

Service was via posting at the property on 9/15/23 and at 1 East Broward on 9/14/23.

Special Magistrate Hearing

September 28, 2023

Page 30

Bovary Exantus, 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 HAS BROKEN, DISCONNECTED, AND FALLING SECTIONS.

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

THERE IS A DERELICT VEHICLE PARKED/STORED ON THE PROPERTY WITH FLAT TIRES.

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 SWALE.

VIOLATIONS: 47-21.9.K.

DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS LOCATION IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA ON THE SWALE.

Officer Exantus 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, per violation.

**Case: CE23040590**

1619 NW 13 ST

JV REAL ESTATE LLC

Service was via posting at the property on 9/15/23 and at 1 East Broward on 9/14/23.

Bovary Exantus, 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.

VIOLATIONS: 9-308(a)

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

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 SWALE AREA.

VIOLATIONS: 9-306

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

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

THE ASPHALT DRIVEWAY IS NOT WELL MAINTAINED. THERE ARE CRACKS, HOLES ON THE DRIVEWAY, AND THE BLACKTOP IS FADED. THERE ARE MULTIPLE VEHICLES PARKED ON THE LAWN SURFACE WHICH IS PROHIBITED.

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

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

Special Magistrate Hearing

September 28, 2023

Page 31

Case: CE23060087

1606 NW 14 ST

ROBINSON, RODNEY R

Service was via posting at the property on 9/13/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO A REFRIGERATOR, BUCKETS, A LADDER, SHIPPING CONTAINERS AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

VIOLATIONS: 9-304(b)

THERE ARE TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY HAS GRASS AND WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE ROTTEN, DIRTY AND VEGETATION IS GROWING ON THE WALLS. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 18-12.(a)

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

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

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

Case: CE23060246

1006 NW 13 ST

CESANY PROPERTY MANAGEMENT LLC

Service was via posting at the property on 9/13/23 and at 1 East Broward on 9/14/23.

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

VIOLATIONS: 47-34.4.B.1.

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

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

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND ARE NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS STAINED AND DIRTY WITH MISSING PANELS AND BROKEN PANELS.

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

Special Magistrate Hearing  
September 28, 2023  
Page 32

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

**Case: CE23010086**

1124 NW 17 ST  
POWELL, NATHAN & MARGO

This case was first heard on 6/29/23 to comply by 8/31/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,800 and the City was requesting no fine be imposed.

Bovary Exantus, Code Compliance Officer, requested no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE23050489**

2160 NE 56 ST  
2160 FORTLAUDERDALE LLC

This case was first heard on 8/8/23 to comply by 8/18/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,500 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$13,500 fine.

**Case: CE23020312**

3312 NE 15 ST  
JACKAL HOMES 7 LLC

This case was first heard on 7/27/23 to comply by 8/6/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,650 fine, which would continue to accrue until the property was in compliance.

**Case: CE23020410**

3300 NE 17 ST  
LAS OLAS BY THE SEA LLC

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, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case: CE23020369**

711 NW 18 ST  
UNGER, LEONARD

VACATE OIF 5/25/2023 & REIMPOSE

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 in compliance, fines had accrued to \$1,500 and this was a request to vacate the Order Imposing the Fine dated 5/25/23 and impose the \$1,500 fine.

Special Magistrate Hearing

September 28, 2023

Page 33

Ms. Flynn vacated the Order Imposing the Fine dated 5/25/23 and imposed the \$1,500 fine.

**Case: CE23020550**

1319 NW 11 CT  
REESE, AUGUSTA

This case was first heard on 7/27/23 to comply by 8/6/23 and 8/31/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,425 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,425 fine, which would continue to accrue until the property was in compliance.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 44 and 45 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:

CE23050378

**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:

CE23060521

**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:

CE23050836

There being no further business, the hearing was adjourned at 2:20 P.M.

  
Special Magistrate

ATTEST:  
  
CLERK, SPECIAL MAGISTRATE