



**SPECIAL MAGISTRATE  
VIRTUAL HEARING  
THOMAS ANSBRO PRESIDING  
OCTOBER 10, 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  
Tamara Lakes, Administrative Assistant  
Joy Nichols, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Wanda Acquavella, Code Compliance Officer  
Marco Aguilera, Code Compliance Officer  
Stephanie Bass, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Sr. Code Compliance Officer  
Julio Davila, Code Compliance Supervisor  
Patt Gavin, Code Compliance Officer  
Dorian Koloian, Sr. Code Compliance Officer  
Robert Krock, Code Compliance Officer  
Rachel Moore, Code Compliance Officer  
Malaika Murray, Code Compliance Officer  
Diego Santos, Code Compliance Officer  
Rafael Santos, Code Compliance Officer  
Fitzgerald Simmonds, Code Compliance Officer  
Paul Smart, Code Compliance Officer  
Gail Williams, Sr. Code Compliance Officer

**Respondents and witnesses**

CE23070842; CE23070891: Courtney Crush Esq.; Lauren Pleffner	CE23080454: Scott Camoin
CE23080785: Edin Kurdic	CE23060417: Roya Edwards; Doug Fennema
CE23080219: Tristan Tuchow	CE23090205: Robert Sherman
CE23070726: Claudette Bembridge	CE23060587: Sherriann Fletcher
CE23070217: George Bynes	CE23030643: Felicia Justice
CE23030576: Garreth Moore	CE23070860: Antony Spalding
CE23070861: Dylan Varner	CE23010646: Carolyn Jones
CE23070206: William Whitsett	CE23080925: Cassey Larios
CE23020567: Varion Harris	CE23030939: Eric Jones
CE23060512: Elgin Sengul	CE23080849: Amy Greene
CE23010843: Steven Morales	CE23070205: Skot Hamilton
CE23060817; CE23090534: Chaim Lipskar	CE23030810: Charles Biggie

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: CE23090205**

1950 SW 23 CT  
THE PALMS AT RIVER OAKS LLC

Service was via posting at the property on 9/26/23 and at 1 East Broward on 9/26/23.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE22070157. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Officer Murray presented the case file into evidence and recommended imposing a fine of \$250 per day to begin on 10/10/23.

Robert Sherman said they had cut back all the overgrowth on this and the adjacent property 100 feet from the street frontage. He requested time to comply if the property was not in compliance now. Officer Murray said part of the overgrowth had been removed but not all of it.

Mr. Ansbro found in favor of the City and imposed a fine of \$250 per day to begin on 10/10/23.

**Case: CE23010646**

2572 NW 20 ST  
GOODRUM, S T EST

Service was via posting at the property on 9/19/23 and at 1 East Broward on 9/26/23.

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

VIOLATIONS: 9-306

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

VIOLATIONS: BCZ-39-275(6)(B)

THERE IS A NON-PERMITTED LAND USE IN THIS RD-10 ZONING DISTRICT OF UNROOFED OUTDOOR STORAGE. THERE ARE ITEMS BEING STORED OUTSIDE OF THE PROPERTY SUCH AS BUT NOT LIMITED TO A TABLE, CHAIR, TIRES, BASKET, GAS CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY IS NOT WELL GRADED. THERE IS DIRT AND MISSING GRAVEL IN THE DRIVEWAY.

VIOLATIONS: 9-280(h)(1)

THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BROKEN AND DISCONNECTED FROM THE FENCE POLE.

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.

Carolyn Jones said the property had not gone through probate yet and Ms. Hasan informed her that she was therefore not the legal representative yet.

Supervisor Davila presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation. He reviewed with Ms. Jones what must be done to comply.

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

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**Case: CE23060817**

CITATION

1600 NE 64 ST  
1600 NE 64TH LLC

This case was cited on 6/24/23 to comply by 6/24/23. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$400 and the City was requesting the full fine be imposed.

Fitzgerald Simmonds, Code Compliance Officer, recalled these two violations related to a parking violation at a vacation rental property and a failure by the responsible party to respond.

Chaim Lipskar, owner, said he had been out of the country on this date and had not received the call. Since then, they had set up a forwarding service so a property manager could respond. They had also let the tenants know they could not have more than four cars.

Mr. Ansbro imposed the \$400 fine.

**Case: CE23080444**

CITATION

1600 NE 64 ST  
1600 NE 64TH LLC

This case was cited on 8/13/23 to comply by 8/13/23. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$400 and the City was requesting the full fine be imposed.

Robert Krock, Code Compliance Officer, recalled these two violations related to parking and noise at this vacation rental. He played a video from the incident and said he could hear the tenants yelling in the backyard when he inspected.

Chaim Lipskar, owner, said they had responded and evicted the tenants.

Mr. Ansbro imposed the \$400 fine.

**Case: CE23090534**

1600 NE 64 ST  
1600 NE 64TH LLC

Service was via posting at the property on 9/20/23 and at 1 East Broward on 9/26/23.

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

VIOLATIONS: 15-282.(d)(2)b.

THERE IS OPERATION OF A SHORT-TERM RENTAL DURING A SUSPENSION PERIOD AT THIS LOCATION.

Officer Champagne presented the case file into evidence and said the violation was now in compliance. He requested a fine of \$1,000 per day for the four days the property was out of compliance, a total of \$4,000.

Chaim Lipskar, owner, said they had not received notice of the hearing when the certificate was suspended. He said the ads had been taken down as soon as they were notified of the suspension. He stated they had hosted their own personal guests and brokers at the house because they were trying to sell it. He requested the fine not be imposed and said he wanted to appeal. Stephanie Bass, Code Compliance Supervisor, said Antonio Wood had explained to Mr. Lipskar that the violation existed, so it could not be appealed. She stated the City had proof of service for certified mail and posting on the property. Officer Champagne said a neighbor had called to report the rental after the suspension was issued. The City had also been alerted that there were bookings online after the suspension and when Officer Krock visited the property, there were

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occupants. Robert Krock, Code Compliance Officer, testified he had visited the property over the weekend and the occupants had informed him they had rented the property through Airbnb. Officer Champagne stated the City could verify there were occupants on 9/17, 10/6, 10/7 and 10/8 and requested a fine of \$1,000 per day for each of those days.

Mr. Ansbro found in favor of the City and imposed a fine of \$1,000 per day for the four days the property was out of compliance, a total of \$4,000.

**Case: CE23030810**

2010 SW 16 CT

BB&T NEW RIVER LLC

Service was via posting at the property on 9/26/23 and at 1 East Broward on 9/26/23.

Diego Santos, 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.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A BROKEN WINDOW IN FRONT OF THE PROPERTY NEXT TO THE MAIN DOOR.

VIOLATIONS: 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.

VIOLATIONS: 9-305(b)

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

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

THERE ARE TWO BOAT TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR AND NON-EXISTING. THERE IS NO DESIGNATED DRIVEWAY, ONLY DIRTY AND MISSING GROUND COVER.

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 ordering the respondent to attend the 12/12/23 hearing.

Charles Biggie discussed flooding issues in the area and said they were trying to work with the City to resolve this issue. Officer Santos said Mr. Biggie had added dirt to help drainage on the property but had not planted ground cover on top of it. Mr. Ansbro urged Mr. Biggie to meet with City Engineering and Landscaping staff to discuss resolving the drainage issues.

Mr. Ansbro 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 12/12/23 hearing.

**Case: CE23070891**

235 S FORT LAUDERDALE BEACH BLVD

235 S FT LAUDERDALE BEACH LLC

Service was via posting at the property on 9/22/23 and at 1 East Broward on 9/26/23.

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

VIOLATIONS: 47-22.9. **COMPLIED**

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SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. 24 HOURS GIVEN TO REMOVE ALL UNPERMITTED SIGNS.

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

THERE IS AN OBSTRUCTION OF THE SIDEWALK AT THIS LOCATION. 24 HOURS GIVEN TO REMOVE ALL SIDEWALK OBSTRUCTING SIGNS.

Officer Krock 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.

Courtney Crush Esq., the owner's attorney, said the owner had informed the tenant to keep the property in compliance.

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

**Case: CE23070842**

501 ORTON AVE

GRAND PALM PLAZA LLC

Service was via posting at the property on 9/25/23 and at 1 East Broward on 9/26/23.

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

VIOLATIONS: 24-11(d)

THE CONSTRUCTION DUMPSTER IS OVERFLOWING WITH LARGE BULK TRASH ITEMS. THIS IS A RECURRING VIOLATION AS PER CASE NUMBER BE21090234. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE WHETHER OR NOT VIOLATION COMES INTO COMPLIANCE FOR A FINDING OF FACT.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS ZONE NBRA PROPERTY. THERE IS A LARGE CONSTRUCTION DUMPSTER BEING USED TO STORE TRASH AND BULK ITEMS. THE DUMPSTER IS NOT PERMITTED ON THE PROPERTY. THE TRASH IS BEING BROUGHT TO THIS PROPERTY FROM ANOTHER HOTEL.

VIOLATIONS: 18-11(B) **COMPLIED**

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY IS EMPTY AND HAS NO COMMERCIAL TIGHT-FITTING COVER. THE SWIMMING POOL HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION AS PER CASE NUMBER 21080833. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE WHETHER OR NOT VIOLATION COMES INTO COMPLIANCE FOR A FINDING OF A FACT.

VIOLATIONS: 9-280(H) (1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS DIRTY. THERE ARE BROKEN SLOTS THAT NEEDS TO BE REPLACED OR REPAIRED. THIS IS A REPEAT VIOLATION AS PER CASE NUMBER CE21090338.

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

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

VIOLATIONS: 47-34.4.A.1. **WITHDRAWN**

THERE IS A COMMERCIAL JET SKI TRAILER ON RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22030167. THIS CASE WILL BE PRESENTED TO THE

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SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION REFER TO CASE CE20090366. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Koloian presented the case file into evidence and recommended ordering compliance with 24-11(d) and 47-24.1.A.1. within 10 days or a fine of \$150 per day, per violation, imposing a fine of \$200 per day, retroactive to 7/29/23 and continuing until 9-280(H) (1) was in compliance, imposing a fine of \$100 per day for each of the three days 18-12.(a) was out of compliance and a finding of fact that 18-11(B) and 9-305(a) had existed as cited.

Courtney Crush, the owner's attorney, said the Jet Ski trailer did not belong to her client and they could not control it. Stephanie Bass, Code Compliance Supervisor, said citing the property for the Jet Ski trailer would allow the City to have it towed the next time it was left there. Mr. Ansbro withdrew that violation [47-34.4.A.1.].

Mr. Ansbro found in favor of the City and ordered compliance with 24-11(d) and 47-24.1.A.1. within 10 days or a fine of \$150 per day, per violation, imposed a fine of \$200 per day, retroactive to 7/29/23 and continuing until 9-280(H) (1) was in compliance, imposed a fine of \$100 per day for each of the three days 18-12.(a) was out of compliance and a found for the City that 18-11(B) and 9-305(a) had existed as cited.

**Case: CE23010843**

1429 SW 9 ST

RIVERSIDE BREEZES CONDO ASSN INC

Service was via posting at the property on 9/25/23 and at 1 East Broward on 9/26/23.

Dorian Koloian, Senior 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.

VIOLATIONS: 9-304(b)

PARKING FACILITIES ARE IN DISREPAIR. THERE ARE HOLES AND SURFACE IS UNEVEN. WHEELSTOP NEEDS TO BE PAINTED AND SECURED. RESTRIPE AS NEEDED.

VIOLATIONS: 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.

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

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING AND/OR BROKEN SLATS.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$150 per day and ordering the respondent to attend the 12/12/23 hearing.

Steven Morales, property manager, agreed to apply for the permit.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$150 per day and ordered the respondent to attend the 12/12/23 hearing.

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**Case: CE23070860**

2554 GULFSTREAM LN  
SPALDING, ANTONY A

Service was via posting at the property on 9/19/23 and at 1 East Broward on 9/26/23.

Marco Aguilera, 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. A PORTION OF THE DOCK IS MISSING.

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

Antony Spalding said a portion of the dock had been damaged in the April flood but what remained was perfectly sound. Julio Davila, Code Compliance Supervisor, said the original, permitted dock must be maintained per the permit. Mr. Spalding said he was maintaining the portion of the dock he wanted and was unaware that code required him to maintain the existing dock. Officer Aguilera stated Mr. Spalding could remove the entire dock if he wished, but this would require a demolition permit. Mr. Spalding said he had a floating dock between the two sections of dock.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$150 per day.

**Case: CE23060512**

1312 NW 2 ST  
SENGUL, ELGIN

Service was via posting at the property on 9/21/23 and at 1 East Broward on 9/26/23.

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

VIOLATIONS: 9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BENT, RUSTED AND HAS DISCONNECTED PARTS.

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: 9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH WELL GRADED CONDITION. THERE ARE AREAS OF MISSING GRAVEL, DIRT SHOWING AND WATER PUDDLING.

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: 18-12.(a)

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

Officer Acquavella presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation and ordering the respondent to attend the 11/14/23 hearing.

Elgin Sengul said the building was being demolished to redevelop the property. He was unsure if

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the contractor had applied for the demolition permit and requested additional time. Ms. Hasan said the permit application had been awaiting client reply for several months.

Mr. Ansbro found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 11/14/23 hearing.

**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.

Bernstein Saimbert, Code Compliance Officer, recommended a 35-day extension.

Varion Harris said he was still trying to get confirmation of when the City had conducted work on the swale to submit to Risk Management because he thought the City should be responsible for remediating the swale. Stephanie Bass, Code Compliance Supervisor, said the violation had already been determined to exist.

Mr. Ansbro granted a 35-day extension, during which time no fines would accrue.

**Case: CE23060417**

**CITATION**

1710 S ANDREWS AVE

NORTH BROWARD HOSPITAL DISTRICT

%DAVID J CLARK SVP OPERATIONS

This case was cited on 6/14/23 to comply by 8/14/23. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$150 and the City was requesting the full fine be imposed.

Rafael Santos, Code Compliance Officer, recommended imposition of the fine.

Roya Edwards agreed to the fine.

Mr. Ansbro imposed the \$150 fine.

**Case: CE23080785**

300 SW 1 AVE

300 GROUP LLC; % JOHN J O'SHAUGHNESSY

Service was via posting at the property on 9/20/23 and at 1 East Broward on 9/26/23.

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

VIOLATIONS: Sec. 25-56(C)

THE SIDEWALK AT THE SUBJECT PROPERTY IS IN DISREPAIR. THERE ARE UNEVEN AREAS OF THE SIDEWALK THAT HAVE UNEVEN PAVERS AND CAN POSE AS A SAFETY HAZARD.

VIOLATIONS: 18-1.

THERE IS MISCELLANEOUS TRASH, RUBBISH AND DEBRIS AT THE FRONTAGE OF THIS PROPERTY (SIDEWALK AND PARKING AREA) AS WELL AS OVERGROWTH ON THE PALM TREE AREAS IN FRONT OF THE BUILDING 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 THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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Officer Caracas presented the case file into evidence and recommended ordering compliance with 18-1 within 10 days and with 25-56(C) within 63 days or a fine of \$100 per day, per violation.

Edin Kurdic said work to comply the violations was underway.

Mr. Ansbro found in favor of the City and ordered compliance with 18-1 within 10 days and with 25-56(C) within 63 days or a fine of \$100 per day, per violation.

**Case: CE23080709**

300 SW 1 AVE  
LIMERICK GROUP LLC

Service was via posting at the property on 9/20/23 and at 1 East Broward on 9/26/23.

Gustavo Caracas, 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 BUT NOT LIMITED TO PALM TREE BASE. THIS IS A RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE23010122) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 18-12.(a)

THERE IS MISCELLANEOUS TRASH, RUBBISH AND DEBRIS AT THE FRONTAGE OF THIS PROPERTY (SIDEWALK AND PARKING AREA) AS WELL AS OVERGROWTH ON THE PALM TREE AREAS IN FRONT OF THE BUILDING THAT IS CREATING A NUISANCE TO SURROUNDING PROPERTIES.

Officer Caracas presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-305(b) within 35 days or a fine of \$100 per day, per violation.

Edin Kurdic said as for the previous case, work to comply the violations was underway.

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

**Case: CE23080849**

2909 CENTER AVE  
GARVIN, JENNIFER CAY

Service was via posting at the property on 9/27/23 and at 1 East Broward on 9/26/23.

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

VIOLATIONS: 47-19.2.A.7

THERE IS AN ACCESSORY DWELLING ON THIS SINGLE-FAMILY PROPERTY BEING RENTED AS A VACATION RENTAL UNIT.

VIOLATIONS: 15-278(7)

THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY, CERTIFICATE NUMBER, AND/OR SEXUAL PREDATOR VERBIAGE. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM.

Officer Gavin 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 and that any future violation incur an immediate fine of \$500 per day.

Amy Greene, property manager, said the accessory dwelling was rented with the home, not

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separately. Officer Gavin said in this zone, accessory dwellings could only be for servants; they could not be rented.

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

**Case: CE23030939**

2841 NW 21 CT

JONES, ERIC

Service was via posting at the property on 9/18/23 and at 1 East Broward on 9/26/23.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304(b)

THERE IS A PARKED VEHICLE ON THE GRASS/LAWN AREA. THE PAVED DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND POTHOLES ON THE DRIVEWAY. THE DRIVEWAY NEEDS TO BE REPAIRED AND RESURFACED.

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.

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

Eric Jones said he had recently had surgery and requested more than 35 days. Supervisor Davila suggested 63 days.

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

**Case: CE23060587**

2051 NW 28 AVE

FLETCHER, SHERRIANN D

Service was via posting at the property on 9/18/23 and at 1 East Broward on 9/26/23.

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 18-4.(c)

THERE ARE DERELICT VEHICLES ON THE PROPERTY. A BLACK HONDA CIVIC WITH NO TAG, A RED DODGE PICK-UP WITH NO TAG AND A BLACK DODGE 1500 PICK-U NO TAG.

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

Sheriann Fletcher said she had resolved the issues but had been unable to contact Officer Proto.

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

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**Case: CE23030643**

2336 NW 14 CT

ADAMS, ROBERT T EST; JUSTICE, CHANTELL

This case was first heard on 8/8/23 to comply by 9/12/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,300 and the City was requesting the full fine be imposed.

Julio Davila, Code Compliance Supervisor, recommended reducing the fine to administrative costs of \$580.

Felicia Justice thought the fine was too high and requested it be reduced or eliminated completely. Ms. Hasan explained the \$580 represented the City's costs.

Mr. Ansbro imposed administrative costs of \$580.

**Case: CE23080454**

1631 NE 54 ST

CAMOIN, SCOTT A & LINDSAY N

Service was via posting at the property on 9/26/23 and at 1 East Broward on 9/26/23.

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

VIOLATIONS: 15-42

MAKING FALSE AFFIDAVITS OR STATEMENTS TO PROCURE A BUSINESS TAX RECEIPT. ON 8/30/2023 AT 6:14 AM INDIVIDUALS WERE OBSERVED ENGAGING IN WORKOUT SESSIONS IN THE GARAGE OF THIS RS-8 RESIDENTIAL ZONED PROPERTY. THIS IS A REPEAT VIOLATION PER CASE CE23010626. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES FROM THE DAY THAT THE VIOLATION FIRST EXISTED WHETHER OR NOT IT COMES INTO COMPLIANCE.

Officer Williams presented the case file into evidence and said the property was in compliance. She requested imposition of a \$200 per day fine for the three days the violation had existed, a total of \$600.

Scott Camoin said he leased three gyms in this area to conduct business in and did not conduct business out of his home. He said he and his wife and their friends worked out at the home. Stephanie Bass, Code Compliance Supervisor, said they were recording the workout sessions at the house. As part of a previous finding of fact, the City had stipulated that only administrative work should continue at the house, because that was what the business tax license stated. On three occasions when inspectors visited the property, the vehicles present were different, so the City contended Mr. Camoin was conducting a gym business at the house. She requested imposition of the fines. Mr. Camoin said he had in the past recorded himself and/or other persons working out at the house.

Mr. Ansbro found in favor of the City and imposed a \$200 per day fine for the three days the violation had existed, a total of \$600.

**Case: CE23070205**

3250 JACKSON BLVD

MIRIAM V SMITH TR; SMITH, DEREK TRUSTEE

Service was via posting at the property on 9/20/23 and at 1 East Broward on 9/26/23.

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/OR ITS

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SWALE. THE GRASS IS OVERGROWN AT THIS PROPERTY. THIS A RECURRING VIOLATION PER CASE NUMBER CE23030086. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING 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.

Skot Hamilton, representative, said they had spent a lot of money fixing up the property.

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

**Case: CE23070726**

710 SW 38 AVE

BEAMBRIDGE, CLAUDETT

Service was via posting at the property on 9/20/23 and at 1 East Broward on 9/26/23.

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/OR ITS SWALE. THE REAR OF THIS PROPERTY IS OVERGROWN. THIS A RECURRING VIOLATION PER CASE NUMBER, CE22100656, 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.

Claudette Bembridge agreed to stay in compliance.

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

**Case: CE23080925**

CITATION APPEAL

2649 GULFSTREAM LN

JRM PROPERTY MANAGEMENT LLC

VIOLATIONS: 17-7.1.a IMMEDIATE FINE OF \$250

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY.

The property was cited on 8/26/23 to be complied by 8/26/23. The property was in compliance, there was an immediate fine of \$250 and the City was requesting the full fine be imposed.

Julio Davila, Code Compliance Supervisor, said the property had been inspected pursuant to a complaint. He recommended imposition of the fine.

Cassey Larios said the owner was occupying the property at the time and the party had ended at 9:00 PM.

Mr. Ansbro denied the appeal and reduced the fine to \$150, plus the \$75 appeal processing fee.

**Case: CE23030576**

837 N FORT LAUDERDALE BEACH BLVD

837 NFLBB LLC

Service was via appearance of the respondent and via posting at 1 East Broward on 9/26/23.

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

VIOLATIONS: 6-51.(3)

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THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THE COMMERCIAL SIGN IS ILLUMINATED ONTO THE BEACH AREA.

VIOLATIONS: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THE TVS ABOVE THE BUSINESS AND ADDITIONAL EXTERIOR LIGHTS ARE ILLUMINATED TOWARDS THE BEACH.

Supervisor Davila presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day, per violation. He said if 6-51.(3) was found to be in violation, the City would notify the violator that it was authorized to remove the external sources causing the violation at the owner's expense or a fine would be imposed.

Garreth Moore agreed to turn the televisions off at a specified time. He stated the previous owner had complied in the past with the lighting regulations and confirmed that the spectrum of light from the McSorley's logo and the amber patio lights were compliant, and there was documentation to that effect. Stephanie Bass, Code Compliance Supervisor said any light illuminating the beach was a violation. She invited Mr. Moore to provide any documentation to the City. Supervisor Davila suggested making the McSorley's sign amber. Supervisor Bass stated the television should be turned off at sunset and Mr. Ansbro said the McSorley's sign may need to be turned off until October 31. Supervisor Bass said an inspector would meet with Mr. Moore to discuss compliance options.

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

**Case: CE23070217**

812 W DAYTON CIR  
BYNES, GEORGE L

Service was via posting at the property on 9/20/23 and at 1 East Broward on 9/26/23.

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/OR ITS SWALE. THERE IS TRASH & DEBRIS SCATTERED ON THE WEST SIDE OF THE HOME. THIS IS A RECURRING VIOLATION, PER CASE NUMBER CE19021964, THAT WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION IS COMPLIED.

VIOLATIONS: 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 IS DISCOLORED/STAINED WITH DIRT. ALSO, THE GARDEN WALL AROUND THE FRONT OF THE HOME IS STAINED WITH DIRT.

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

THERE IS AN OBSTRUCTION OF A BLUEISH GRAY CADILLAC SEDAN AND A COMMERCIAL VEHICLE, OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

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

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A WHITE MITSUBISHI, AND A BLUEISH GRAY CADILLAC SEDAN ARE PARKED ON THE LAWN OF THIS PROPERTY. THIS IS A RECURRING VIOLATION, PER CASE NUMBER, CE19042516, THAT WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION IS COMPLIED.

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

THERE IS A COMMERCIAL VEHICLE (KING TERMITE & PEST), WEIGHING MORE THE ACCEPTABLE WEIGHT, BEING PARKED IN THE DRIVEWAY AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

Officer Moore presented the case file into evidence and said the violations were now in compliance. She requested Mr. Ansbro find that violations 18-12.(a) and 9-304(b) had existed as cited.

George Bynes said he had not received some notices. He stated the commercial vehicle belonged to the tenant. Julio Davila, Code Compliance Supervisor, said if the pickup truck weighed more than 5,000 pounds, it would also be in violation.

Mr. Ansbro found in favor of the City that violations 18-12.(a) and 9-304(b) had existed as cited.

**Case: CE23080380**

643 NE 18 AVE

GOOD SERVICE REALTY INC; % INGEBORG LEATHERBURY

Service was via posting at the property on 9/23/23 and at 1 East Broward on 9/26/23.

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

VIOLATIONS: 9-280(g)

THERE IS AN AIR CONDITIONING UNIT ON THE FRONT SECOND LEVEL, THAT HAS ITS SCREEN OFF AND FOAM INSULATION UNDERNEATH IT.

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 REAR AND SIDE YARDS. THE FRONT BRICK FLOWER BOXES ARE NEGLECTED WITH CREEPING VINES ON THE EXTERIOR OR DEVOID OF LANDSCAPING.

VIOLATIONS: 18-12(a)

THERE IS TRASH AND DEBRIS ONSITE IN THE DRIVEWAY AS WELL AS FENCELINE (A LARGE SCREEN/ITEM).

VIOLATIONS: 9-280(h)(1)

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

VIOLATIONS: 24-27.(b)

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

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. AWNINGS ARE STAINED AND DIRTY AS WELL.

VIOLATIONS: 6-7

NOXIOUS ODORS ARE ON THE PREMISES AS A RESULT TO ANIMAL FECES AND URINE.

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VIOLATIONS: 6-34

KENNEL(S) ON PREMISES NOT BEING MAINTAINED IN COMPLIANCE WITH APPLICABLE ZONING AND LICENSING PROVISIONS PER THE CITY CODE. MORE THAN THREE (3) DOGS ARE LOCATED ON THE PREMISES.

Supervisor Bass presented the case file into evidence and recommended ordering compliance with 24-27.(b) 72 hours or a fine of \$50 per day, with 18-12(a) within 10 days or a fine of \$50 per day, with 6-7 and 6-34 within 10 days or a fine of \$100 per day, per violation and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Mr. Ansbro found in favor of the City and ordered compliance with 24-27.(b) 72 hours or a fine of \$50 per day, with 18-12(a) within 10 days or a fine of \$50 per day, with 6-7 and 6-34 within 10 days or a fine of \$100 per day, per violation and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

**Case: CE23070322**

448 NW 21 AVE  
ORPHE, FRANK

Service was via posting at the property on 9/21/23 and at 1 East Broward on 9/26/23.

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

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT LOT AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION OF CASE NUMBER CE22110495. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MADE PRIOR TO THE HEARING, WHERE A FINE WILL BE IMPOSED SINCE THE DAY IT WAS FIRST OBSERVED.

Officer Acquavella 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: CE23080787**

4 NW 7 ST  
ADVANTIS MCA FLAGLER TRIANGLE LLC

Service was via posting at the property on 9/20/23 and at 1 East Broward on 9/26/23.

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

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 PERIMETER WALL THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE IS ALSO GRAFFITI ON THE EXTERIOR WALLS THAT NEEDS TO BE REMOVED/PAINTED.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO THE AREA SURROUNDING THE PROPERTY SIDEWALK AND SWALE/RIGHT-OF-WAY ON NW 1 AVE.

Officer Caracas presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-306 within 35 days or a fine of \$100 per day, per violation.

Mr. Ansbro found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-306 within 35 days or a fine of \$100 per day, per violation.

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**Case: CE23070311**

400 SW 1 AVE

BJ VERDE PROPERTIES LLC

Personal service was accepted on 9/20/23. Service was also via posting at 1 East Broward on 9/26/23.

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

VIOLATIONS: 47-22.9.

SIGN HAS BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. LARGE BANNER ADVERTISING FOR OFFICE RENTAL OR LEASING ON SIDE OF BUILDING WITHOUT PERMIT.

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

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

**Case: CE23060997**

2680 NW 21 CT

MCCOY, MABLE J

Service was via posting at the property on 9/18/23 and at 1 East Broward on 9/26/23.

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

VIOLATIONS: 18-1.

THERE ARE ITEMS BEING STORED OUTSIDE OF THE PROPERTY SUCH AS BUT NOT LIMITED TO MATTRESS, FURNITURE, APPLIANCES AND OTHER MISCELLANEOUS 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. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22041017 THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER IT COME INTO COMPLIANCE OR NOT FOR FINDING OF FACT.

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

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

**Case: CE23070686**

6700 NE 21 DR

CURRAN, MATTHEW

Service was via posting at the property on 9/26/23 and at 1 East Broward on 9/26/23.

Gail Williams, 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. THERE IS A LARGE TALL HEDGE ON THE SOUTHSIDE SWALE AREA. THE HEDGES ARE ENCROACHING ONTO THE SIDEWALK AND STREET.

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

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

**Case: CE23060761**

3120 E SUNRISE BLVD

3114-20 E SUNRISE BLVD LLC

Service was via posting at the property on 9/21/23 and at 1 East Broward on 9/26/23.

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

VIOLATIONS: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE ARE LIGHTS ON INSIDE OF THE STORE THAT ARE VERY BRIGHT AND NOT SHEILD FROM BEING SEEN AND OR NOT SHEILD FROM ILLUMINATING ON FORT LAUDERDALE BEACH.

Supervisor Davila presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day. He said if 6-51.(1) was found to be in violation, the City would notify the violator that it was authorized to remove the external sources causing the violation at the owner's expense or a fine would be imposed.

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

**Case: CE23070861**

1032 NW 8 AVE

AFMX LLC

Service was via posting at the property on 9/26/23 and at 1 East Broward on 9/26/23.

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

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

THERE IS A BURGUNDY SUV VEHICLE PARKED ON THE GRASS/LAWN AREA IN THE REAR.

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

THERE IS A DERELICT BURGUNDY VEHICLE IN THE BACK OF PROPERTY, POSSIBLE BEING STORED ON THE PROPERTY.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE OIL STAINS, THE STRIPING IS FADED AND THE WHEEL STOPS ARE STAINED AND DIRTY.

Officer Williams presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 47-20.20.(H) within 63 days or a fine of \$100 per day, per violation. Officer Williams showed Mr. Ansbro photos of the violations.

Mr. Ansbro found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 47-20.20.(H) within 63 days or a fine of \$100 per day, per violation.

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**Case: CE23070038**

1720 NE 55 ST

CRIM, NINA

Service was via posting at the property on 9/26/23 and at 1 East Broward on 9/26/23.

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

VIOLATIONS: Sec. 24-27(b) **COMPLIED**

THERE ARE CONTAINERS SITTING IN THE FRONT WALKWAY OF THE PROPERTY AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 9-304(b)

THE DRIVEWAY WAS OBSERVED AS BEING WORN, WITH CRACKS THROUGHOUT AND FADED.

VIOLATIONS: 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 HOME'S EXTERIOR WAS OBSERVED AS DIRTY, AND STAINED WITH BUGS.

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE TO THE BACKYARD WAS OBSERVED AS WARPED AND LEANING INTO THE ADJOINING PROPERTY. ON THE NORTH SIDE OF THE PROPERTY, THE WOODEN FENCE IS TORN DOWN, WITH SEVERAL MISSING WOODEN SLATS AND THE FENCE IS ALSO DETERIORATED.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THE GRASS WAS OBSERVED AS OVERGROWN AND UNKEPT.

Officer Williams 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: CE23010520**

2761 SW 2 ST

NBA ENTERTAINMENT GROUP INC

Service was via posting at the property on 9/20/23 and at 1 East Broward on 9/26/23.

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

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

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A WHITE CARGO VAN IS BEING PARKED ON THE SWALE OF THIS PROPERTY.

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 OF THIS PROPERTY.

VIOLATIONS: 9-280(h)(1)

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

VIOLATIONS: 18-12.(a)

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

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VIOLATIONS: Sec. 24-7(b) **COMPLIED**  
ILLEGAL DUMP OF A TAN COUCH INFRONT OF THIS VACANT LOT.

Officer Moore 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 \$100 per day, per violation.

**Case: CE23060265**  
1001 ARIZONA AVE  
JACKSON, ROSELIND Y

Service was via posting at the property on 9/20/23 and at 1 East Broward on 9/26/23.

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.

VIOLATIONS: 18-12.(a)  
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 AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 18-1. **COMPLIED**  
THERE IS UNDER ROOF 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.

Officer Moore 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 \$100 per day, per violation.

**Case: CE23060359**  
411 SW 31 AVE  
CUMBERBATCH, JOHN R; CUMBERBATCH, MADLYN E

Service was via posting at the property on 9/20/23 and at 1 East Broward on 9/26/23.

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. THE FENCE POST HAS BEEN BROKEN IN HALF IN THE FRONT OF THE PROPERTY AND ON THE NORTH SIDE OF THE PROPERTY. THE FENCE POST AND MESH WAS OBSERVED PUSHED OUT TOWARD THE SIDEWALK.

VIOLATIONS: 9-304(b)  
THE GRAVEL DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. IT IS WORN THROUGH

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AND HAS GRASS AND WEEDS GROWING THROUGH IT.

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

THERE IS BULK TRASH ON THE RIGHT OF WAY, CONSISTING OF SOFA CHAIRS, PLASTIC BINS, CLOTHING, MATTRESS, SIDE TABLE, BED FRAME, AND TRASH, 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 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.

**Case: CE23060545**

631 ARIZONA AVE

FYR SFR BORROWER LLC; %HAVENBROOK HOMES

Service was via posting at the property on 9/20/23 and at 1 East Broward on 9/26/23.

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.

VIOLATIONS: 9-280(g)

THERE ARE WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX. THE WIRES ARE HANGING ACROSS THE FRONT OF THE HOME OBSTRUCTING THE DOORWAY.

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE ENCLOSURE IN THE FRONT OF THE PROPERTY IS DAMAGED, BENT, WITH DETACHED MESH, AND FENCE POLE. THE WOODEN FENCE ON THE NORTH SIDE OF THE HOME IS SEVERELY DETERIORATED, DISCOLORED AND DETACHED FROM THE HINGES.

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. THE HOUSE IS DISCOLORED WITH DIRT.

VIOLATIONS: 9-304(b)

THE DRIVEWAY AT THIS PROPERTY IS WORN AND CRACKED. THERE ARE POTHOLES WHICH HAVE WEEDS GROWING THROUGH IT.

Officer Moore presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$250 per day, per violation.

Mr. Ansbro found in favor of the City and ordered compliance within 10 days or a fine of \$250 per day, per violation.

**Case: CE23060507**

2849 SW 9 ST

COOPER, CORBEL

Service was via posting at the property on 9/20/23 and at 1 East Broward on 9/26/23.

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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/OR ITS SWALE.

VIOLATIONS: Sec. 24-27(b) **COMPLIED**

THERE IS (ARE) CONTAINERS LEFT IN THE FRONT OF THE PROPERTY, NEXT TO THE SIDEWALK, AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE WOODEN BOARDS BEING STORED OUTSIDE IN THE OPEN AIR, ALONG WITH OTHER UNKNOWN ITEMS.

VIOLATIONS: 18-1.

THERE ARE ITEMS BEING STORED UNDER THE ROOFED CARPORT, TO CONSIST OF BUT NOT LIMITED TO, PLASTIC BINS, BUCKETS, STACKED UP 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. THIS VIOLATION IS A RECURRING VIOLATION PER CASE NUMBER CE22080566. THIS CASE IS BEING SENT TO SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE OR NOT.

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

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE MANGOS ON THE WEST SIDE OF THE ROOF.

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 VIOLATION IS A RECURRING VIOLATION PER CASE NUMBER CE22080566. THIS CASE IS BEING SENT TO SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 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 WAS OBSERVED IN DISREPAIR. THERE IS A BOARD OR SOME UNKNOWN ITEM HOLDING THE GATE CLOSED.

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. THE PROPERTY HAS A COMPLETELY DIFFERENT COLOR PAINT ON THE EAST SIDE OF THE PROPERTY. THE WALLS OF THIS PROPERTY ARE DIRTY.

Officer Moore presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$200 per day, per violation.

Mr. Ansbro found in favor of the City and ordered compliance within 35 days or a fine of \$200 per day, per violation.

**Case: CE23060810**

3790 JACKSON BLVD

TAH 2017-2 BORROWER LLC; %TRICON AMERICAN HOMES LLC

Service was via posting at the property on 9/20/23 and at 1 East Broward on 9/26/23.

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Rachel Moore, 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: Sec. 24-7(b) **COMPLIED**  
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. TO INCLUDE BOXES AND WOODEN FRAMES. BULK PICK UP IS THE 2ND TUESDAY OF EACH MONTH.
- VIOLATIONS: 18-4.(c) **COMPLIED**  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A GRAY HONDA CIVIC WITH NO LICENSE PLATE IS PARKED ON THE SWALE OF THIS PROPERTY.
- VIOLATIONS: 18-12.(a) **COMPLIED**  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. TO ALSO INCLUDE A BLACK TRASH BAG IN THE YARD.
- VIOLATIONS: 9-304(b) **COMPLIED**  
THE DRIVEWAY AT THIS PROPERTY IS STAINED, WITH GRASS GROWING THROUGH THE CRACKS OF THE PAVEMENT.
- VIOLATIONS: 18-1. **COMPLIED**  
THERE IS UNDER ROOF ITEMS ON THE PORCH, SUCH AS A REFRIGERATOR, BOX, ANIMAL CAGE AND A HAND CART, 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: 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. THIS IS A RECURRING VIOLATION OF CE19042025. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
- 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 ON THE SWALE AREA. THIS IS A RECURRING VIOLATION OF CE19042025. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

Officer Moore presented the case file into evidence and said the violations were now in compliance. She requested Mr. Ansbro find that violations 9-306 and 9-305(b) had existed as cited.

Mr. Ansbro found in favor of the City that violations 9-306 and 9-305(b) had existed as cited

**Case: CE23090675**

1728 NE 16 AVE 1-2  
WOLL, JUSTIN

Service was via posting at the property on 9/28/23 and at 1 East Broward on 9/26/23.

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

VIOLATIONS: 15-282.(d)(2)b.

THERE IS OPERATION OF A SHORT-TERM RENTAL DURING A SUSPENSION PERIOD AT THIS LOCATION.

Officer Champagne presented the case file into evidence and recommended imposing a fine of \$1,000 per day, retroactive to 9/23/23 and continuing to accrue until the property was in compliance. He said the rental listing was still up.

Mr. Ansbro found in favor of the City and imposed a fine of \$1,000 per day, retroactive to 9/23/23 and continuing to accrue until the property is in compliance.

**Case: CE23050759**

1815 NW 7 AVE

PINEDA, NESTOR RAFAEL LE; PINEDA, RAFAEL ET AL

Service was via posting at the property on 9/26/23 and at 1 East Broward on 9/26/23.

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

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. ONE AREA BETWEEN THE SWALE AND THE FRONT YARD HAS BEEN COVERED IN GRAVEL AND IS BEING USED FOR PARKING ILLEGALLY. TWO AREAS ALONGSIDE THE DRIVEWAY HAVE BEEN COVERED IN GRAVEL AND ARE ALSO BEING USED FOR PARKING ILLEGALLY.

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

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

**Case: CE23080359**

1309 NW 6 AVE

ULISSE, JOSE OTTAVIO; BIONDI, ANDRES

Service was via posting at the property on 9/27/23 and at 1 East Broward on 9/26/23.

Patt Gavin, 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 Gavin presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$500 per day.

Mr. Ansbro found in favor of the City and ordered compliance within 15 days or a fine of \$500 per day.

**Case: CE22090012**

1079 IROQUOIS AVE

NELSON, SHERRY L

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 \$3,000 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 \$3,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE23010866**

1701 NW 7 PL

YOUNG, JOYCE H/E; YOUNG, BETTY LEE EST

This was a request to vacate the Order Imposing the Fine dated 8/31/23.

Mr. Ansbro vacated the Order Imposing the Fine dated 8/31/23.

**Case: CE23020458**

2231 NW 20 ST

HODGES, WILLIE &; WATSON, EDDIE M

This case was first heard on 8/8/23 to comply by 9/12/23. 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.

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

**Case: CE23020459**

2241 NW 20 ST

HODGES, WILLIE &; WATSON, EDDIE M

This case was first heard on 8/8/23 to comply by 9/12/23. 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.

Mr. Ansbro imposed the \$5,600 fine, which would continue to accrue until the property is in compliance.

**Case: CE23030642**

2304 NW 14 CT

2304 NW 14 CT LLC

This case was first heard on 8/8/23 to comply by 9/12/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case: CE23090230**

CITATION

601 SW 17 ST

FISHLAND FLORIDA LLC

This case was cited on 9/7/23 to comply by 9/7/23. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Mr. Ansbro imposed the \$500 fine.

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**Case: CE23080184**

CITATION

835 NE 3 AVE

835 NE 3RD AVENUE LLC

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, there was an immediate fine of \$250 and the City was requesting the full fine be imposed. No appeal had been received.

Mr. Ansbro imposed the \$250 fine.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on page 37 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:

CE23080326

CE23060692

CE23080219

**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:

CE23070206

CE23070357

CE23070206

**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:

CE23050914

**Cases with No Service**

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


None

**Respondent Non-Appearance**

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

None

There being no further business, the hearing was adjourned at 2:05 P.M.

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

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