



**SPECIAL MAGISTRATE
VIRTUAL HEARING
ROSE ANN FLYNN PRESIDING
NOVEMBER 14, 2023
8:30 A.M.**

CITY OF FORT LAUDERDALE

Staff Present:

Katrina Jordan, Code Manager
Nadine Blue, Code Compliance Supervisor
Christina Chaney, Administrative Assistant
Tamara Lakes, Administrative Assistant
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Joy Nichols, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
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
Patt Gavin, Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Sr. Code Compliance Officer
Robert Krock, Code Compliance Officer
Rachel Moore, Code Compliance Officer
Karen Proto, Code Compliance Officer
Diego Santos, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Paul Smart, Code Compliance Officer
Gail Williams, Sr. Code Compliance Officer

Respondents and witnesses

CE23050400; CE23050401: Stephen Tilbrook Esq.	CE23070683: Esa Natour Jr.
CE23090650: Felipe Ferrari	CE23080829: Jose Berlenguer; Ana Berlenguer
CE23080128; CE23080129: Christopher Smith	CE23080096: Joaquin Pineros
CE23080761: Murlande La Fortune	CE23030248: Lourdes Sanchez Esq.
CE23070206: William Whitsett	CE23050454: Jacques Gregoire
CE23020567: Varion Harris	CE23010855: Maurice Walker
CE22090712; CE22090725; CE22090729: Dennis Wright	CE23080692: Michael Garcia Esq.
CE23060512: Elgin Sengul	CE23100557: Michelle Craig; Melissa Bermudez
CE23010329: Sandra Gerring	CE22070344: Andrew Schein
CE23070265: Louis Izquierdo; Dina Nerdinsky; Aleksey Brigadir	CE23050447; CE23060728: Mikhail Kibalchenko
CE23090192: Julian Pais	CE23100002: Pierre Louis
CE23070482: Paul Wigoda	CE23050206: Louis DeFranco; Monica Lively
CE23090523; CE23080444: Moche Roumanet	CE23080493: Fawzi Faroun
CE23100560: Josh Gefner; Xavier Doe	CE23080700: Caleb Napper
CE23100856: Seth Cohen; Lyne Castonguay; Jody Lewis	FC23070001: Justin Ward
	CE23010403: Philip Lewis
	CE23100253: Lars Heldre
	CE23090681: Anthony Ruggieri

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.

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Case: CE23050206

2800 DAVIE BLVD
DEFRANCO, LOUIS M

This case was first heard on 8/8/23 to comply by 8/18/23, 8/23/23, and 10/10/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,775 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Diego Santos, Code Compliance Officer, said the property was not in compliance and fines were accruing.

Louis DeFranco stated MasTec was working in the area and caused damage at his property. He said he used the awnings to keep the home cooler since he had no air conditioning. Monica Lively said they had called someone at Broward County who helped people perform repairs on their properties and were waiting for them to repond. Officer Santos recommended a 28-day extension and Amy Brown, Code Compliance Supervisor, recommended 10 days for 9-278(e), since this was a fire hazard. Katrina Jordan, Code Manager, said she would contact Housing and Community Development to provide some assistance.

Ms. Flynn granted a 10-day extension for 9-278(e) and a 28-day extension for the remaining violations, during which time no fines would accrue.

Case: CE23010329

1331 S OCEAN DR
ESLIB INC

This case was first heard on 6/13/23 to comply by 7/11/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,325 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rafael Santos, Code Compliance Officer, said three violations remained and recommended imposition of the fine.

Sandra Gerring said she was recuperating from a knee replacement and requested 30 days.

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

Case: CE23090523

1600 NE 64 ST
1600 NE 64TH LLC

CITATION

This case was cited on 9/17/23 to comply by 9/17/23. The property was in compliance, there was an immediate fine of \$200 and the City was requesting the full fine be imposed. No appeal had been received.

Paul Smart, Code Compliance Officer, described the violations.

Moche Roumanet, property manager, said they had called the guests that evening to tell them to comply.

Ms. Flynn imposed the \$200 fine.

Case: CE23090681

6241 NE 19 TER
RUGGIERI, ANTHONY J; RUGGIERI, KIMBERLY G

CITATION APPEAL

The property was cited on 9/24/23 to be complied by 9/24/23. The property was in compliance, there were immediate fines of \$400 and the City was requesting the full fine be imposed, plus the \$75 appeal fee.

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Paul Smart, Code Compliance Officer, described the violations and played the video he had recorded.

Anthony Ruggieri said the tenants had cleared the vehicles within one hour. Kimberly Ruggieri said this was a family barbeque, not a party. Officer Smart said he had found the vehicles on the property after 11 PM.

Ms. Flynn denied the appeal and imposed the \$400 fine plus the \$75 appeal fee.

Case: CE23100002

CITATION APPEAL

2612 KEY LARGO LN
LOUIS, PIERRE A

The property was cited on 10/1/23 to be complied by 10/1/23. The property was in compliance, there were immediate fines of \$400 and the City was requesting the full fine be imposed, plus the \$75 appeal fee.

Paul Smart, Code Compliance Officer, described the violations. He stated the responsible party had not responded to his voicemail.

Pierre Louis said he had his own video, which indicated there was no noise from the property when Officer Smart visited. He acknowledged that the wrong phone number had been listed for the responsible party. Officer Smart stated he had heard the music emanating from the rear of the property 25 feet from the property line. Discussion ensued regarding where the property line was

Ms. Flynn denied the appeal and imposed the \$400 fine plus the \$75 appeal fee.

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 were immediate fines of \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Robert Krock, Code Compliance Officer, described the violation.

Moche Roumanet, property manager, acknowledged he had not filed an appeal.

Ms. Flynn imposed the \$400 fine.

Case: CE23100253

CITATION APPEAL

5300 NE 26 AVE
TUAGITA INVEST INC; %SUPERIOR FLORIDA REALTY

The property was cited on 10/7/23 to be complied by 10/7/23. The property was in compliance, there were immediate fines of \$600 and the City was requesting the full fine be imposed, plus the \$75 appeal fee.

Robert Krock, Code Compliance Officer, described the violations.

Lars Heldre said Officer Krock had not called the correct emergency phone number. He claimed Officer Krock had informed the guests that he heard nothing from the street but had heard it from across the water. He stated only two of the cars on the property belonged to guests. Katrina Jordan, Code Manager, said the violations existed when Officer Krock arrived and he had waited to hear from the responsible party. She said Officer Krock had called a 561 number for Mr. Heldre because that was listed on the certificate of compliance. Mr. Heldre argued that this was not the correct phone number.

Ms. Flynn denied the appeal and imposed the \$600 fine plus the \$75 appeal fee.

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Case: CE23100856

1818 SE 10 ST

JG SOUTH FLORIDA DEVELOPMENT LLC

Service was via posting at the property on 11/2/23 and at 1 East Broward on 10/31/23.

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

VIOLATIONS: 18-1.

THERE IS A SPECIAL EVENT OF 300+ GUESTS AT THIS RS 4.4 RESIDENTIAL SINGLE FAMILY HOME PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATEN OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS TRANSIENT VIOLATION INVOLVES HINDERING THE PUBLIC USE OF THE ROADWAY BY SETTING UP A VALET SERVICE IN THE ROADWAY, PARKING AND STORAGE OF NUMEROUS VEHICLES IN THE ROADWAY, DAMAGE TO NEIGHBORING PROPERTIES SWALES, ETC.

Officer Caracas presented the case file into evidence. Due to the scale of this event, he recommended imposing a \$15,000 fine.

Seth Cohen said he was not aware of the event and he would make Sheltair pay the fine.

Jody Lewis, neighbor, said this property was a constant nuisance.

Ms. Flynn found in favor of the City and imposed a fine of \$15,000.

Case: CE23050447

2521 NW 30 WAY

HARVIG, KAIRI; KIBALCHENKO, MIKHAIL

This case was first heard on 9/12/23 to comply by 10/10/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Karen Proto, Code Compliance Officer, described the violations.

Mikhail Kibalchenko said they had not been granted access to the property and were evicting the tenant. Ms. Flynn noted there were two violations which could be remedied without accessing the property. Mr. Kibalchenko explained that the water was in the tenant's name, with an \$800 unpaid balance. The City had informed him that the tenant kept tampering with the shut-off valve to access the water supply.

Officer Proto said there were at least 10 young men living at the property, causing a nuisance for the community.

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

Case: CE23060728

2521 NW 30 WAY

HARVIG, KAIRI; KIBALCHENKO, MIKHAIL

This case was first heard on 9/12/23 to comply by 9/22/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

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Case: FC23070001

3340 SE 6 AVE
AGAP ROBOVAULT LLC

This case was first heard on 9/12/23 to comply by 10/10/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Kisarewich, Fire Safety Captain, said one violation remained.

Justin Ward said he had contracted with the life safety company to perform the inspection in July 2023 and they had found the issue with the panel. The company had him sign up for an additional service to maintain the panel but they had not resolved the issues yet. Mr. Ward requested another 28 days.

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

Case: CE23100557

2442 BIMINI LN
2442 BIMINI LANE LLC

Service was via posting at the property on 10/24/23 and at 1 East Broward on 10/31/23.

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

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

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 180 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE.
(CE23100478 (NOISE) CE23100487 (NOISE AND PARKING)).

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

Melissa Bermudez said she had not seen a photo of the parking violation but acknowledged the other two.

Ms. Flynn found in favor of the City and suspended the certificate for 180 days, effective immediately.

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

Case: CE23050400

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

This case was first heard on 9/12/23 to comply by 9/22/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,600 and the City was requesting the full fine be imposed.

Julio Davila, Code Compliance Supervisor, reviewed the case.

Stephen Tilbrook, the owner's attorney, said they were working toward compliance and would continue to do so, even though sea turtle nesting season was over for the year. He requested code officers meet with them and develop a checklist. Stephanie Bass, Code Enforcement Supervisor, said officers had already visited the property several times and clarified compliance measures.

Ms. Flynn imposed the \$15,600 fine.

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Case: CE23050401

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

This case was first heard on 9/12/23 to comply by 9/22/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,600 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$15,600 fine.

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 \$1,100.

Raphael Santos, Code Compliance Officer, said the driveway was still not in compliance and recommended a 28-day extension.

Varion Harris said after the last hearing, he had submitted paperwork to Risk Management regarding damage to the property swale. They had denied his claim, citing the statute of limitations. He said the Code Enforcement Officer was aware of what he was doing. He said the damage was done in August 2019 and he had, in fact, submitted the claim prior to when the statute of limitations expired. Ms. Flynn reviewed the paperwork and noted the claim was submitted in October 2023, beyond the statute of limitations' four-year limit. Mr. Harris said he had stated his claim to the Special Magistrate, and then it had taken time to get the precise date from the City Clerk.

Ms. Hasan stated Mr. Harris had requested the information on August 18 and it had been provided to him on August 23. Ms. Flynn stated she would grant Mr. Harris an extension to address the violation himself, since the statute of limitations had run out and the City Clerk had provided him the documents in a timely manner.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue.

Case: CE23060512

ORDERED TO REAPPEAR

1312 NW 2 ST
SENGUL, ELGIN

This case was first heard on 10/10/23 to comply by 11/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Wanda Acquavella, Code Compliance Officer, reported the demolition permit was in process. She recommended 91 days.

Elgin Sengul agreed to the extension.

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

Case: CE23080761

1004 SW 22 TER
LA FORTUNE, MURLANDE

Service was via posting at the property on 10/19/23 and at 1 East Broward on 10/31/23.

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

VIOLATIONS: 9-306 **COMPLIED**

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

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

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT IS LEANING TOWARDS THE SIDE.

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

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA (GRAY JEEP).

THE DRIVEWAY ENTRANCE IS NOT PROPERLY MAINTAINED, THERE IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-22100438) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

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

THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-22100438) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

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

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

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A GRAY JEEP PARKED ON THE GRASS IN THE FRONT OF THE PROPERTY WITH NO VISIBLE VALID LICENSE PLATE.

Officer Santos presented the case file into evidence and said the violations were now in compliance. He requested Ms. Flynn find the violations of 9-304(b) and 9-305(b) had existed as cited.

Murlande La Fortune thanked the City.

Ms. Flynn found in favor of the City that the violations of 9-304(b) and 9-305(b) had existed as cited.

Case: CE22070344

REQUEST FOR EXTENSION

2512 LAGUNA DR
PATTEN, FOREST; FOREST E PATTEN REV TR

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

Rafael Santos, Code Compliance Officer, reported the property was not in compliance and recommended imposition of the fine.

Andrew Schein, the owner's attorney, said the City was still working on the ordinance regarding artificial turf. He said if the ordinance was not approved, they would apply for a variance. He added that the code section under which his client had been cited, 9-305(b), was not the one that referred to living ground cover. He requested the previous order be vacated.

Ms. Hasan noted the violation had been found to exist at the February 14, 2023 hearing and was "non-appealable." Mr. Schein requested the case then be complied, since there was no violation of section 9-305(b). The City could re-cite the property under the proper code section.

Ms. Flynn declared the property in compliance and closed the case.

Case: CE23090650

128 FIESTA WAY
GRACE PROPERTIES INTERNATIONAL INC

Service was via posting at the property on 10/16/23 and at 1 East Broward on 10/31/23.

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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. THIS IS A REPEAT VIOLATION OF CASE CE22040064 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT.

Officer Gavin 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.

Felipe Ferrari said he understood and the violation would not recur.

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

Case: CE23100560

1705 NE 11 ST
1705 NE 11TH STREET LLC

Service was via posting at the property on 10/19/23 and at 1 East Broward on 10/31/23.

Patt Gavin, 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 180 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE. CE23100335 - TRASH CARTS, CE23100263 - ADVERTISEMENT OCCUPANCY, CE23090365 - TRASH CARTS.

Officer Gavin presented the case file into evidence and recommended ordering suspension of the certificate for 180 days.

Josh Gefner said the property manager had "disappeared" without notice so he was unaware of the violations. Ms. Flynn noted the former property manager's information had been on the Property Appraiser's website for contact. Ms. Flynn stated she had no choice but to suspend the certificate for the three violations.

Ms. Flynn found in favor of the City and suspended the certificate for 180 days, effective immediately.

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

Case: CE23080128

500 NE 3 ST
AMERA THIRD STREET INC

Service was via posting at the property on 10/17/23 and at 1 East Broward on 10/31/23.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT LOT/PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE22080653, CE21040203, CE20070713, 20011379) 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.

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Christopher Smith said he understood.

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

Case: CE23080129

502 NE 3 ST
AMERA THIRD STREET INC

Service was via posting at the property on 10/17/23 and at 1 East Broward on 10/31/23.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT LOT/PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE22080654, CE21040204, CE20070714) 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.

Christopher Smith said he understood.

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

Case: CE23080096

2100 S FEDERAL HWY
WATERSTONE HOLIDAY INN LLC

Service was via posting at the property on 10/17/23 and at 1 East Broward on 10/31/23.

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

VIOLATIONS: 18-1. **COMPLIED**

THERE IS GRAFFITI ON GREEN MESH AND SIGNS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF CASE# CE21120368 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

Joaquin Pineros said he understood.

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

Case: CE23090192

1415 MIAMI RD C
PAIS, JULIAN & SHIREEN

Service was via posting at the property on 10/17/23 and at 1 East Broward on 10/31/23.

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

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

THE WOOD FENCE IN REAR OF PROPERTY IS IN DISREPAIR; THERE ARE SLATS THAT ARE DETACHED/MISSING.

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

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

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

Julian Pais said he had already removed the bamboo. He requested 60 days to fix the fence.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

Case: CE23070265

1400 NE 16 CT

MDR MOTORS LLC; %MICHAEL GRIECO JR

This case was first heard on 9/12/23 to comply by 10/10/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Louis Izquierdo, representative, said some of the vehicles belonged to Ford, which was permitted, and some belonged to the tenant, which was not permitted. They had asked the tenant to leave and requested 60 days for the tenant to vacate.

Stephanie Bass, Code Enforcement Supervisor, said Burt Ford, Zoning Administrator, had already informed the owner in October that the tenant's use was not authorized under the ULDR. She recommended imposition of the fine.

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

Case: CE23080700

CITATION

2973 NW 68 ST

NAPPER, CALEB; MORRIS, BRADLEY

This case was cited on 8/22/23 to comply by 8/22/23. 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. No appeal had been received.

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

Caleb Napper said he was filing for the permit and had requested an extension several times via email. He said he had provided documents prior to the due date but they had been denied.

Ms. Flynn imposed the \$150 fine.

Case: CE23070482

1492 E BROWARD BLVD

GINGER MEDICAL OFFICE LLC

Service was via posting at the property on 10/17/23 and at 1 East Broward on 10/31/23.

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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 THE SWALE/R.O.W. AREA.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO MISSING AWNING, WOODEN RAMP STRUCTURE IN DISREPAIR.

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: 9-308(b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE TREE LIMBS/BRANCHES ARE ON THE ROOF.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY REQUIRES TO BE RESURFACED AND RESTRIPEDED.

VIOLATIONS: 18-12.(a)

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

Officer Caracas presented the case file into evidence and said the owner had already applied for the demolition permit. He recommended ordering the respondent to attend the 1/9/24 hearing if the property was not demolished by that date.

Paul Wigoda agreed.

Ms. Flynn ordered the respondent to attend the 1/9/24 hearing if the property was not demolished by that date.

Case: CE23010403

3450 CHARLESTON BLVD
LEWIS, AUDREY H/E; LEWIS, PHILLIP G

This case was first heard on 9/12/23 to comply by 10/10/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$850 and the City was requesting \$810 be imposed.

Rachel Moore, Code Compliance Officer, recommended no fines be imposed.

Philip Lewis thanked the City.

Ms. Flynn imposed no fine.

Case: CE23030248

2145 NW 20 ST
HANKERSON, EARNESTINE BROWN EST

This case was first heard on 8/8/23 to comply by 8/23/23 and 10/10/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Karen Proto, Code Compliance Officer, recommended imposition of the fine.

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Lourdes Sanchez Esq., the new owner's attorney, said they had just taken ownership via certificate of title of the property the previous week but the occupant was still present. She requested additional time.

Ms. Hasan said once the ownership changed with the Property Appraiser, she and staff would decide how to proceed. They may close this case and open a new case against the new owner.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue.

Case: CE23050454

2150 NW 30 WAY
GREGOIRE, JACQUES A

Service was via posting at the property on 10/16/23 and at 1 East Broward on 10/31/23.

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

VIOLATIONS: 9-306 **COMPLIED**

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

VIOLATIONS: 9-308(a)

ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THERE IS A WHITE TARP COVERING THE ROOF.

Officer Proto presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$25 per day.

Jacques Gregoire said his insurance company had offered him a \$16,000 settlement to repair the roof but had subsequently gone bankrupt and he was now waiting for the State of Florida to respond.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day and ordered the respondent to attend the 2/13/24 hearing for a status update.

Case: CE23070683

1905 NW 21 AVE
NATOUR, ESA & NATOUR, DAVID

Service was via posting at the property on 10/17/23 and at 1 East Broward on 10/31/23.

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

VIOLATIONS: BCZ 39-296.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-3 COUNTY ZONED PROPERTY. THE VACANT LOT IS BEING USED TO STORE VEHICLES, BUSES, TRAILERS AND COMMERCIAL TRUCKS. THIS IS PROHIBITED USE PER SECTION 39-295.

VIOLATIONS: 15-28

THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT AND IS OPERATING A SECOND BUSINESS IN A GARAGE ON THE SIDE OF THE BUILDING.

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

Esa Natour Jr. requested more time because they had asked the tenant to leave and they were in the process of moving.

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

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Case: CE23010855

2300 NW 15 CT
ISLANDER'S HOMES INVESTMENT LLC

This case was first heard on 9/12/23 to comply by 10/10/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,250 and the City was requesting the full fine be imposed.

Karen Proto, Code Compliance Officer, reported the property was now in compliance and recommended reducing the fine to administrative costs of \$764.

Maurice Walker stated right after he met with Officer Proto, he had needed to fly to Jamaica because his father was dying. After his father's death, he had returned and taken care of the violations.

Ms. Flynn imposed administrative costs of \$764.

Case: CE23070206

1071 TENNESSEE AVE
WHITSETT, WILLIAM ROBERT

Personal service was accepted on 10/17/23. Service was also via posting at 1 East Broward on 10/31/23.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THIS IS A REPEAT VIOLATION PER CASE #CE21100869. THIS CASE WILL BE PRESENTED TO
THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

Officer Moore presented the case file into evidence and stated the property was now in compliance. She requested imposition of a \$50 per day fine for the 23 days, from July 8 to July 31, that the property was out of compliance, a total of \$1,150.

William Whitsett agreed to the fine imposition.

Ms. Flynn found in favor of the City and imposed a \$50 per day fine for the 23 days, from July 8 to July 31, that the property was out of compliance, a total of \$1,150.

Case: CE23080829

CITATION

1967 SW 28 AVE
BERENQUER, JOSE M IV

This case was cited on 8/23/23 to comply by 10/24/23. 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. No appeal had been received.

Diego Santos, Code Compliance Officer, recommended imposition of the fine. He said an after-the-fact permit was still needed for the tree removal.

Ana Berlenguer said the tree had been infested with venomous spiders and had to be removed. She agreed to pay the fine.

Ms. Flynn imposed the \$150 fine

Case: FC23090003

3906 SW 12 CT
MERTILE, LUMETCHA

Service was via posting at the property on 10/23/23 and at 1 East Broward on 10/31/23.

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

VIOLATIONS: 1:13.6.4.3.2.1, FFPC

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

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

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

Case: FC23090009

771 NW 22 RD
FRANKLIN JACKSON CORP

Service was via posting at the property on 10/19/23 and at 1 East Broward on 10/31/23.

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

VIOLATIONS: F-103.2.5,BCBRA 3/19

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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

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

Case: FC23100001

540 NW 20 AVE
ROYAL ASSEMBLY CHURCH OF THE LIVING

Service was via posting at the property on 10/19/23 and at 1 East Broward on 10/31/23.

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

VIOLATIONS: F-103.2.5,BCBRA 3/19

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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

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

Case: CE23080023

1440 MIAMI RD
1440 ROCE LLC

Service was via posting at the property on 10/17/23 and at 1 East Broward on 10/31/23.

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

VIOLATIONS: 9-363

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

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VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AROUND THE GARBAGE DUMPSTER. THIS IS A RECURRING VIOLATION FROM CASE CE23030260. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT BEFORE THE HEARING.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY OUTDOOR STORAGE AROUND THE OUTSIDE OF THE DUMPSTER OF COUCHES, WOOD, CARPETS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION, IT IS MISSING THE DOORS.

Officer Santos presented the case file into evidence and recommended ordering compliance with 47-19.4.D.8. within 28 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.4.D.8. within 28 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Case: CE23040096

1620 NE 62 ST 1

PERAZZELLI, ELOINA N EST

Service was via posting at the property on 10/18/23 and at 1 East Broward on 10/31/23.

Gail Williams, 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: 9-307(a) **COMPLIED**

THERE ARE WINDOWS WHICH ARE NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER. THE FRONT FACING WINDOWS ARE NOT SECURED AND IN A TIGHT-FITTING MANNER. THE REAR GLASS DOOR IS COMING OF THE RAILING AND IS NOT SECURE IN RAILING. THERE ARE SCREWS IN THE WINDOW KEEPING THEM SHUT.

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: 9-306 **COMPLIED**

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

VIOLATIONS: 9-304(b)

DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THERE IS CRACKS, POTHOLES AND MISSING ASPHALT.

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

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE WALL THAT WAS ATTACHED TO SMOKE DETECTOR IN UNIT 1.

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE POST/POLLS ON THE FRONT PROCH ON THIS PROPERTY THAT ARE DISCONNECTED FROM THE ROOF TO FLOOR.

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

THERE ARE RODENTS, VERMIN AND/OR OTHER PESTS AT THIS LOCATION. THERE IS AN INFESTATION OF ROACHES IN THE KITCHEN AREA AND REFRIGERATOR IN UNIT 1.

Officer Williams presented the case file into evidence and recommended ordering compliance with 9-363 within 10 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 10 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

Case: CE23090337

6251 NE 20 WAY

RICHARD W & DORIS L TAYLOR TR

Service was via posting at the property on 10/18/23 and at 1 East Broward on 10/31/23.

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

VIOLATIONS: 18-11(a)

THE SWIMMING POOL AT THIS OCCUPIED PROPERTY IS BLACK IN COLOR AND THE WATER HAS BECOME STAGNANT, DIRTY AND WILL BE A BREEDING GROUND FOR MOSQUITOES. THE SWIMMING POOL IN THIS CONDITION HAS BECOME A PUBLIC NUISANCE.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-308(b)

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

VIOLATIONS: 9-279(f)

THE PLUMBING FIXTURES AT THIS PROPERTY IS NOT PROPERLY CONNECTED TO THE CITY WATER AND SEWER SYSTEMS.

Officer Williams presented the case file into evidence and recommended ordering compliance with 18-11(a) and 9-279(f) within 10 days and with the remaining violations within 56 days or a fine of \$200 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-11(a) and 9-279(f) within 10 days and with the remaining violations within 56 days or a fine of \$200 per day, per violation.

Case: CE23080702

424 NW 14 TER

SMITH, LORRAINE E &; SMITH, INELL A

Service was via posting at the property on 10/19/23 and at 1 East Broward on 10/31/23.

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

VIOLATIONS: 47-19.5.H.3 **WITHDRAWN**

BARBED WIRE FENCING SHALL NOT BE VISIBLE FROM ANY STREET.

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VIOLATIONS: 9-280(h) (1)

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

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 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: CE23070376

341 SW 21 ST 1-2

EMPIRE PROPERTY PROS LLC

Service was via posting at the property on 10/17/23 and at 1 East Broward on 10/31/23.

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

VIOLATIONS: 9-280(h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE IS MISSING SLATS AND THE CHAIN LINK FENCE IS BROKEN AND MISSING SUPPORT.

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: 9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE DRIVEWAY IS STAINED AND HAS 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 INCLUDING THE SWALE.

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

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

Officer Santos presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day, per violation.

Case: CE23030236

1221 NE 1 AVE

PAWLIK, WALTRAUD

Service was via posting at the property on 10/18/23 and at 1 East Broward on 10/31/23.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS NON-PERMITTED LAND USE IN THIS RD-15 ZONE. ITEMS ARE BEING STORED OUTSIDE THROUGHOUT THE PROPERTY, INCLUDING BUT LIMITED TO CONSTRUCTION DEBRIS/MATERIALS, PLASTIC GARBAGE PAILS, FURNITURE, SAFETY CONE, RUG AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22070561. THIS CASE WILL BE BROUGHT TO A HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

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 ON THE NORTH SIDE OF THE EXTERIOR WALL. THERE ARE EXPOSED WOOD BEAMS THAT ARE SHOWING. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22070561. THIS CASE WILL BE BROUGHT TO A HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

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

THERE IS A BLACK, 4-DOOR, TOYOTA, SIENNA LE MINIVAN WITH NO TAG PARKED ON THE RIGHT-OF-WAY.

VIOLATIONS: 9-304(b)

THERE IS A TRAILER PARKED IN FRONT ON THE GRASS/LAWN AREA.

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

NO PERSON SHALL ABANDON ANY MOTOR VEHICLE UPON ANY PRIVATE PROPERTY FOR A PERIOD OF TIME IN EXCESS OF TEN (10) DAYS. THERE IS A GRAY VOLVO AND GRAY MINI VAN BEING USED AS STORAGE. THERE ARE MISCELLANEOUS ITEMS IN BOTH VEHICLES.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, THE FRONT LAWN AND SOUTH SIDE OF THE 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. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22070561. THIS CASE WILL BE BROUGHT TO A HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

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

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE23070458

2030 NW 29 AVE

JORDAN, RODERICK L SR

Service was via posting at the property on 10/16/23 and at 1 East Broward on 10/31/23.

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

VIOLATIONS: 9-306

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

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

THERE IS OVERGROWTH OF DEAD GRASS ALL ALONG THE FENCE ON THE PROPERTY.

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

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

Case: CE23070460

2070 NW 28 TER
DOROFRA LLC

Service was via posting at the property on 10/16/23 and at 1 East Broward on 10/31/23.

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

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

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, DIRT AND GRAFFITI WHICH NEEDS TO BE PAINTED.

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

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

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

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

Case: CE23080431

2570 NW 19 ST
DEVINE TOUCH INVESTMENTS INC

Service was via posting at the property on 10/16/23 and at 1 East Broward on 10/31/23.

Karen Proto, 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, REFER TO CASE NUMBER CE20050430 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 47-18.13.C.1

THIS UNDEVELOPED PARCEL (I.E., VACANT LOT) IS BEING UTILIZED FOR ACCESSORY USES WITHOUT A PRINCIPAL STRUCTURE IN USE, IN THAT, IT IS BEING USED AS A PARKING LOT, STORAGE OF COMMERCIAL TRACTOR TRAILERS, UNHITCHED TRAILERS AND TRUCKS. THIS IS A RECURRING VIOLATION, REFER TO CASE NUMBER CE22080474 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

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

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Case: CE23080676

1870 NW 24 TER

BROWN, SYDNEY; BROWN, SUELAN A

Service was via posting at the property on 10/24/23 and at 1 East Broward on 10/31/23.

Karen Proto, 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) **COMPLIED**

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION. REFER TO CASE NUMBER CE23010590, AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY.

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

THERE ARE DERELICT VEHICLES PARKED ON THIS VACANT LOT PROPERTY. A RED HYUNDAI WITH NO TAG AND A WHITE HONDA WITH NO TAG. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23010590 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Proto presented the case file into evidence and said the violations were now in compliance. She requested Ms. Flynn find the violation of 18-4.(c) had existed as cited.

Ms. Flynn found in favor of the City that the violation of 18-4.(c) had existed as cited.

Case: CE23090678

405 HENDRICKS ISLE

DOWDING, TERRY; ALONSO, CARLOS

CITATION

This case was cited on 9/23/23 to comply by 9/23/23. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$400 fine.

Case: CE23050944

2211 SW 27 TER

CLINTON, JOSHUA PAUL

This case was first heard on 8/8/23 to comply by 8/23/23 and 10/10/23. 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.

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

Case: CE23081033

401 SE 14 CT 1-8

FLL CENTER LLC

CITATION

This case was cited on 8/30/23 to comply by 8/30/23. 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

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requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$150 fine.

Case: CE23040072

5331 NE 33 AVE
ZHONG, ZHAOHUI

This case was first heard on 9/12/23 to comply by 9/22/23 and 10/10/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE23070393

3305 NE 15 ST
LUXURY OCEAN HOUSE LLC

This case was first heard on 9/12/23 to comply by 9/22/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$10,600 fine, which would continue to accrue until the property was in compliance.

Case: CE23050595

3029 ALHAMBRA ST
DC FORT LAUDERDALE 1; PROPERTY LLC

This case was first heard on 9/12/23 to comply by 9/22/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,750 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$9,750 fine.

Case: CE22110275

330 CAROLINA AVE
PADILLA, DAVID

ORDERED TO REAPPEAR

This case was first heard on 6/29/23 to comply by 11/15/22 and 7/27/23. Violations and extensions were as noted in the agenda. Fines of \$93,000 had already been imposed. The property was not in compliance, new fines had accrued to \$1,175 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,175 fine, which would continue to accrue until the property was in compliance.

Case: CE22120140

100 CAROLINA AVE
ALEXANDRE, LOUISSAINT

This case was first heard on 9/12/23 to comply by 10/10/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$875 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rachel Moore, Code Compliance Officer, said the driveway permit had been issued and work was in progress. She recommended a 56-day extension.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/9/24 hearing.

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Case: CE22120206

1161 IROQUOIS AVE

FELIX, CHRISTELA C; ROSS, TIMOTHY MIKE

This case was first heard on 6/29/23 to comply by 7/27/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$14,000 and the City was requesting \$847 be imposed.

Rachel Moore, Code Compliance Officer, recommended reducing the fine to administrative costs of \$847.

Ms. Flynn imposed administrative costs of \$847.

Case: CE23030866

170 PENN WAY

CASIMIR, JASON

This case was first heard on 9/12/23 to comply by 10/10/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE23010801

3839 SW 6 ST

BEECH, HUBERT

This case was first heard on 9/12/23 to comply by 10/10/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$325 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$325 fine.

Case: CE23010684

2710 NW 25 ST

FAULK, SHEMEIKA

This case was first heard on 8/8/23 to comply by 10/10/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed.

Karen Proto, Code Compliance Officer, said the property was in compliance and recommended reducing the fine to administrative costs of \$672.

Ms. Flynn imposed administrative costs of \$672.

Case: CE23030944

2811 NW 21 CT

PROPHETE, ELIZA B

This case was first heard on 8/8/23 to comply by 10/10/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$875 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Karen Proto, Code Compliance Officer, said work was almost complete and recommended a 28-day extension.

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

Special Magistrate Hearing

November 14, 2023

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Case: CE23050084

ORDERED TO REAPPEAR

2017 NW 21 AVE

GILES, LAURA E EST

This case was first heard on 9/12/23 to comply by 11/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Ms. Flynn did not grant an extension.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on page 42 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:

CE23090369

CE22090712

CE22090725

CE22090729

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:

CE23080923

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:

CE23080692

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 1:37 P.M.


Special Magistrate

ATTEST:

CLERK, SPECIAL MAGISTRATE