



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
MARINE INDUSTRIES  
2ND FLOOR MEETING ROOM  
221 SW 3 AVENUE, FORT LAUDERDALE, 33312  
NOVEMBER 30, 2023  
ROSE ANN FLYNN PRESIDING  
9:00 A.M.**

**Staff Present:**

Nadine Blue, Code Compliance Supervisor  
Tamara Lakes, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Joy Nichols, Administrative Assistant  
Antonio Wood, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Amy Brown, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Sr. Code Compliance Officer  
Julio Davila, Code Compliance Supervisor  
Paulette DelGrosso, Code Compliance Officer  
Edward Eason, Code Compliance Officer  
Bovary Exantus, Code Compliance Officer  
Patt Gavin, Code Compliance Officer  
Patrice Jolly, Sr. Code Compliance Officer  
Robert Kisarewich, Fire Safety Captain  
Dorian Koloian, Sr. Code Compliance Officer  
Jean Claude Noel, Code Compliance Officer  
Evan Oaks, Code Compliance Officer  
Bernstein Saimbert, Code Compliance Officer  
David Sandiford, Code Compliance Officer  
Diego Santos, Code Compliance Officer  
Guy Seiderman, Code Compliance Officer  
Jani Thelusma, Code Compliance Officer

**Respondents and witnesses**

FC23060015: Blake Stranz; Stephen Tilbrook Esq.	CE23070212: Jonathan Daiel
CE23090763: Michael Weinstein; Robert Cosenza	CE23060850: Joseph Erlich; Karin Benyamin
CE22120129: Estefania Mayorga	CE22040523: Dale Clappison
CE23080858; CE23080859: Andrew Schein Esq.	CE23060456: Keith Mitchell; Oketma McIntosh
CE23100188: David Hoffer	CE23030064: Ermeise Suelean Baker
CE23090593: Bernardo DelRio Mendez; Jose Medina	CE23100568: Josh Gefner
CE23090376: Jessie Massad	CE23060880: Sulejman Troci
CE22100342: Francis Shamon	CE22060640: Mario Catalano
CE23030340: Pamela Chavez Esq.	CE23030547: Raymond Costello; Mark Costello Esq.
FC23100006: Andrea Norman	CE23100901: Anna Stolyaronova; Christopher Peart; William Nesbitt; Matthew Ring
CE23040464; CE23080200: Goran Dragoslavic	CE23100053: Ariel Berman
CE23090552: Leyi Chen	CE23081091: Omar Rashid
CE23090638: Bobby Walters	CE23080587: Brian Bauer
CE22110014: Cathy Lawson; Joyce Lawson	CE23090587: Diana Andersone; David Harns
CE23060036: Angie Espinoza	CE23100747: Bradley Bennett; Robert Bissonette Esq.
CE23050290: Peter Lemieux	
CE23060072: Ronald Neufeld	

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Special Magistrate Hearing

November 30, 2023

Page 2

**Case: CE23100747**

CITATION APPEAL

5731 NE 19 TER  
MITCHALK, MARIE A

The property was cited on 10/25/23 to be complied by 12/25/23. The property was in compliance, there was an immediate fine of \$150 and the City was requesting the full fine be imposed.

Jani Thelusma, Code Compliance Officer, testified to the following violation(s):  
VIOLATIONS: 47-21.15.D. IMMEDIATE FINE OF \$150  
TREE ABUSE - THE HAT RACKING OF (1) MANGO TREE IN FRONT OF PROPERTY.

Officer Thelusma said the permit had not been pulled and the fine had not been paid.

Robert Bissonette Esq., the owner's attorney, said the City had indicated the damage was irreversible and the tree should be removed but a certified arborist had examined the tree and determined the tree would grow back healthy and should not be cut down. He had photos showing recent new growth on the tree. The owner agreed to pay the fine and pull the after-the-fact permit for the trimming but requested he be able to keep the tree.

Dorian Koloian, Sr. Code Compliance Officer, said the new growth would not be as healthy as it was previously. The owner would need approval from the City to keep the tree.

Ms. Hasan said the violation related to the hat-racking and imposing the fine was appropriate. The magistrate would not rule on keeping the tree; that would be requested through the City.

Ms. Flynn denied the appeal and imposed the \$150 fine.

**Case: CE23030340**

713 SE 7 ST  
LEO, TINA MARIE

This case was first heard on 8/31/23 to comply by 9/28/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Pamela Chavez Esq., the owner's attorney, said her client had not been notified of the hearing today. She had learned of the hearing when she spoke to Officer Sandiford the previous day. She stated her client had been informed the trimmed tree was a hazard and should be removed. Her client hired a certified contractor and pulled a permit to remove the tree. After that, they were informed that the permit had not been approved because this was a specimen tree, which the owner's certified arborist denied. She stated her client had also been told he had to pay \$25,000 to the tree fund. Ms. Hasan said notice had been sent to the property, per the address with the Broward County Property Appraiser. Dorian Koloian, Sr. Code Compliance Officer, said when the permit application was presented, the owner could present the document from his arborist.

David Sandiford, Code Compliance Officer, said the \$25,000 was due with the permit. Ms. Hasan suggested an extension.

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

**Case: CE23081091**

CITATION

3070 NE 43 ST  
RASHID, OMAR M

This case was first heard on 9/1/23 to comply by 9/1/23. Violations and extensions were as noted

Special Magistrate Hearing

November 30, 2023

Page 3

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.

David Sandiford, Code Compliance Officer, recommended imposition of the fine.

Omar Rashid said the generator company had applied for a generator permit and had been told there was a problem regarding landscaping but eventually the permit was issued. He had tried unsuccessfully to get information regarding what needed to be done regarding the tree. He acknowledged he had not filed an appeal.

Ms. Flynn imposed the \$150 fine.

**Case: CE23090376**

615 SE 7 ST  
RIO VISTA 112 LLC

Service was via posting at the property on 10/27/23 and at 1 East Broward Blvd. on 11/16/23.

Gustavo Caracas, 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 (SIDEWALK).

VIOLATIONS: 9-280(b) **WITHDRAWN**  
THERE ARE BUILDING PARTS WHICH ARE NOT BEING MAINTAINED. THE PAVED DRIVEWAY AREA AND SIDEWALK HAVE STAINS ON IT.

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.

VIOLATIONS: 9-308(b)  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE TREE BRANCHES AND OTHER FOLIAGE ON 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.

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

Jessie Massad agreed to comply and said permits were in process.

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

**Case: CE23100188**

505 SW 16 CT  
BLAIR, KIMBERLY RAE; HOFER, DAVID

Service was via posting at the property on 10/21/23 and at 1 East Broward Blvd. on 11/16/23.

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

VIOLATIONS: 15-272.(a) **COMPLIED**  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED

Special Magistrate Hearing

November 30, 2023

Page 4

CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE23070645) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Oakes 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.

David Hoffer requested there not be a finding of fact. He said a former property manager had begun the process to rent the home as a vacation rental but it had never actually been rented. The property manager had paused the listing and the owner decided not to rent the property but the listing had come back up because it had been paused, not deleted.

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

**Case: CE23060456**

1527 NW 7 ST

SOUTHEASTERN CONFERENCE ASSN OF SEVENTH-DAY ADVENTISTS INC

This case was first heard on 9/28/23 to comply by 10/26/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,600 and the City was requesting the full fine be imposed.

Patrice Jolly, Sr. Code Compliance Officer, confirmed the property was in compliance and recommended reducing the fine to administrative costs of \$580.

Oketma McIntosh said it had been difficult to schedule the reinspection with Officer Jolly.

Ms. Flynn imposed administrative costs of \$580.

**Case: CE23090593**

534 HENDRICKS ISLE 401

BEXA LLC

Service was via posting at the property on 11/20/23 and at 1 East Broward Blvd. on 11/16/23.

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

VIOLATIONS: 18-1 **COMPLIED**

THERE IS A VESSEL WITH A LARGE AMOUNT OF PADDLE BOARDS ON AND AROUND THE VESSEL BEING STORED IN A CONDITION THAT IS UNSIGHTLY AND MAY AFFECT THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 8-91.(c) **COMPLIED**

THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IT IS PARTIALLY SUBMERGED AND FALLING INTO WATER. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

VIOLATIONS: 8-148(a)

THE VESSEL - HOUSEBOAT AT THIS PROPERTY IS BADLY DETERIORATED. THERE ARE AREAS OF RUST, BARNACLES AND BROKEN OR MISSING PARTS, INCLUDING BUT NOT LIMITED TO THE WINDOWS. THE PAINT IS WORN, DIRTY AND OR MISSING/CHIPPING PEELING PAINT.

VIOLATIONS: 8-146(a) **COMPLIED**

THERE IS A BOAT ON THIS PROPERTY BEING USED AS A VACATION RENTAL.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 12 days or a fine of \$200 per day and ordering the respondent to attend the 12/12/23 hearing.

Special Magistrate Hearing

November 30, 2023

Page 5

Bernardo DelRio Mendez agreed to comply. Jose Medina requested 15 days. Officer Koloian said the City had already received complaints regarding the boat.

Ms. Flynn found in favor of the City and ordered compliance within 12 days or a fine of \$200 per day and ordered the respondent to attend the 12/12/23 hearing.

**Case: CE23090638**

934 NW 4 AVE

WALTERS, BOBBY L JR

Service was via posting at the property on 10/27/23 and at 1 East Broward Blvd. on 11/16/23.

Gustavo Caracas, 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.

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

Bobby Walters agreed to comply.

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

**Case: CE23040464**

1712 NW 8 PL

DRAGOSLAVIC, GORAN

Service was via posting at the property on 11/18/23 and at 1 East Broward Blvd. on 11/16/23.

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

VIOLATIONS: 9-363 **COMPLIED**

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

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

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN. THIS IS A REPEAT VIOLATION FOR THIS PROPERTY OWNER. PLEASE SEE CASE NUMBER CE21090803. DAILY FINES WILL ACCRUE.

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

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. OCCUPANT IS STORING CAR PARTS, INDOOR FURNITURE AND OTHER ITEMS IN THE BACK OF THE PROPERTY. THIS IS A NON-PERMITTED USE PER ULDR REGULATIONS. THIS IS ALSO A REPEAT VIOLATION FOR THIS PROPERTY OWNER. PLEASE SEE CASE CE22100967. DAILY FINES WILL ACCRUE.

Officer Jolly presented the case file into evidence and said the violations were now in compliance. He requested imposition of a fine of \$200 per day, per each violation of 9-30(b) and 47-34.1.A.1. for the eight days they were out of compliance, a total of \$3,200.

Goran Dragoslavlic said they had complied the violations on the same day they were made aware of them: September 21. He said they were not aware of the property posting on 9/13 because no one was occupying the property.

Ms. Flynn found in favor of the City and imposed of a fine of \$200 per day, per each violation of 9-30(b) and 47-34.1.A.1. for the eight days they were out of compliance, a total of \$3,200.

Special Magistrate Hearing

November 30, 2023

Page 6

**Case: CE23080200**

808 NW 3 AVE

COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 10/27/23 and at 1 East Broward Blvd. on 11/16/23.

Gustavo Caracas, 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. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE23070345 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

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

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

THERE ARE DERELICT VEHICLES PARKED/STORED WITHIN THE PROPERTY. VEHICLES INCLUDED ARE BUT NOT LIMITED TO A CADILLAC PARKED AT THE REAR OF THE PROPERTY, A BLACK RANGE ROVER AND A WHITE VAN.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWTH OF FOLIAGE WITHIN THE SURROUNDING AREA OF THE PROPERTY. THIS IS A RECURRING VIOLATION OF CASES CE23030240, CE21070217, CE23060864, CE23031000, CE18071404 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

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

Officer Caracas presented the case file into evidence and said the violations were now in compliance. He requested Ms. Flynn find that violation 9-363 had existed as cited.

Ms. Flynn found in favor of the City that violation 9-363 had existed as cited.

**Case: CE23080858**

505 NE 3 AVE

KMAJCTL LLC

Service was via posting at the property on 10/27/23 and at 1 East Broward Blvd. on 11/16/23.

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 AROUND THE BUILDING.

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

Andrew Schein Esq., the owner's attorney, agreed the owner would comply.

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

Special Magistrate Hearing

November 30, 2023

Page 7

**Case: CE23080859**

509 NE 3 AVE

KMAJCTL LLC

Service was via posting at the property on 10/27/23 and at 1 East Broward Blvd. on 11/16/23.

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

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS UNDEVELOPED PARCEL OF LAND DOES NOT HAVE LIVING GROUND COVER. THERE IS EXPOSED SOIL CREATING DUST AND SOIL EROSION.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS FALLEN AND REQUIRES TO BE PLACED PROPERLY.

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

THERE IS A NEED FOR THE EXTERMINATION OF TERMITES, RODENTS, VERMIN AND/OR OTHER PESTS PRESENT.

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

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE REAR COTTAGE ROOF IS DIRTY WITH VEGETATION GROWING ON IT.

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

Andrew Schein Esq., the owner's attorney, agreed the owner would comply. He said they were in the permit process and requested an order to reappear.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day and ordered the respondent to attend the 1/25/24 hearing.

**Case: CE23050290**

1106 NW 7 ST 1-4

LEVINTIN REAL ESTATE LLC

This case was first heard on 9/28/23 to comply by 10/26/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,500 and the City was requesting imposition of the full fines.

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

Peter Lemieux, property manager, described his efforts to comply and said he thought they had complied by the deadline.

Julio Davila, Code Compliance Supervisor, informed Mr. Lemieux that the property was overgrown again now.

Ms. Flynn imposed a fine of \$600 for the time the property was out of compliance.

**Case: CE23100901**

2612 NE 32 AVE

2612 NE 32ND AVENUE LLC

Service was via posting at the property on 11/8/23 and at 1 East Broward Blvd. on 11/16/23.

Special Magistrate Hearing

November 30, 2023

Page 8

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

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

THERE IS A QUALIFYING NUMBER (3 cases, 4 violations) OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 365 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE.

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

Matthew Ring said they were not properly notified of the violations on October 21 so he was not able to notify the tenant. He had received a "garbled" call on that date and then a second call, to which someone had responded within one hour. Officer Champagne noted the noise violation had recurred. Julio Davila, Code Compliance Supervisor, reminded Mr. Ring that the cases and violations had already been adjudicated.

Anna Stolyarova, neighbor, stated this was a nuisance property that advertised as a "party house" venue.

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

**Case: CE23060850**

**REQUEST FOR EXTENSION**

1414 NE 12 ST

OSHU 3 LLC

This case was first heard on 10/26/23 to comply by 11/30/23. Violations were as noted in the agenda. The property was not in compliance.

Karin Benyamin, property manager, said doing the work with tenants would be challenging and they had given the tenants the option to move out. The tenant had moved and they were prepared to start work on the pipes. She requested 56 days.

Paulette DelGrosso, Code Compliance Officer, objected to an extension.

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

**Case: CE22040523**

**REQUEST FOR EXTENSION**

1470 N DIXIE HWY

WISTERIA COURT CONDO ASSN INC

This case was first heard on 3/30/23 to comply by 5/25/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Bernstein Saimbert, Code Compliance Officer, recommended no extension for 9-280(h)(1) and a 91-day extension for 9-306.

Dale Clappison said the association wanted to replace the fence in the future but he agreed to tell them to make the repairs in the meantime.

Ms. Flynn granted a 10-day extension for 9-280(h)(1) and a 91-day extension for 9-306, during which time no fines would accrue.

Special Magistrate Hearing

November 30, 2023

Page 9

Case: FC23100006

800 NW 65 ST

DEZER POWERLINE WAREHOUSE 800NW65 LLC

Personal service was accepted on 11/2/23. Service was also via posting at 1 East Broward on 11/16/23.

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

VIOLATIONS: 1:14.4.1, FFPC 6th e  
THE PATH OF EGRESS IS OBSTRUCTED/BLOCKED.

VIOLATIONS: NFPA 1: 13.6.1.2, FF **COMPLIED**  
FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED IN ACCORDANCE WITH THE CODE.

VIOLATIONS: 1:13.6.4.3.2.1, FFPC **COMPLIED**  
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

VIOLATIONS: NFPA 25:13.6.2.1, 20 **WITHDRAWN**  
THE REQUIRED INSPECTIONS AND OPERATIONAL TESTS HAVE NOT BEEN MADE ON THE BACKFLOW PREVENTION DEVICE WITHIN THE PAST 12 MONTHS.

VIOLATIONS: 1:4.5.8.6, FFPC 6th  
THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

VIOLATIONS: 1:13.3.1.1, FFPC 6th  
THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

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

Andrea Norman said the tenant had informed the team they had addressed the violations but they had not. She requested 30 days.

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

Case: CE23090587

CITATION APPEAL

5401 NE 16 TER

ANDERSONE, DIANA

Jani Thelusma, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.15.A IMMEDIATE FINE OF \$150  
IT SHALL BE UNLAWFUL TO REMOVE A TREE DESCRIBED AS FOLLOWS ONE (1) BLACK OLIVE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT.

The property was cited on 9/22/23 to be complied by 11/22/23. The property was in compliance, there was an immediate fine of \$150 and the City was requesting the full fine be imposed.

Diana Andersone said the tree had been struck by lightning and she feared it would fall on the house or her cars. She was not aware a permit was needed.

Ms. Flynn imposed the \$75 appeal fee.

Special Magistrate Hearing

November 30, 2023

Page 10

**Case: CE23030547**

ORDERED TO REAPPEAR

2218 NE 17 CT

COSTELLO, RAYMOND; COSTELLO, CAROL

This case was first heard on 9/28/23 to comply by 11/30/23. Violations were as noted in the agenda. The property was not in compliance.

David Sandiford, Code Compliance Officer, confirmed the property was not in compliance.

Mark Castello Esq., the owner's attorney, provided an update and said the owner had contracted a company to pull the permits and begin work. He said the permits were applied for over the summer and it would take a year to get them. Raymond Costello, owner, said he had paid the contractor and "permit guy" and had a survey done. He stated he had hired the permit guy in July. Officer Koloian said the City had no record of any permit application. She said the owner had 60 days after being cited, which was in March, to begin the process but it appeared this had not happened. She recommended no extension be granted and ordering the respondent to attend the 2/29/24 hearing for an update.

Ms. Flynn did not grant an extension and ordered the respondent to attend the 2/29/24 hearing. Depending on the progress, she said she may offer leniency regarding the fine at that time.

**Case: FC23060015**

ORDERED TO REAPPEAR

17 S FTL BEACH BLVD

THOR GALLERY AT BEACH PLACE LLC %RYAN LLC

This case was first heard on 8/31/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Kisarewich, Fire Safety Captain, explained which violations were complied, withdrawn and open. The owner had sent an email indicating some other violations were now complied.

Stephen Tilbrook Esq., the owner's attorney, stated three more items were in compliance and requested 30 days to have another inspection.

Captain Kisarewich said the fire alarm system required replacement. Blake Stranz, property manager, said a permit for the fire alarm system had been issued. Captain Kisarewich noted how long these issues had existed on the property and did not favor an extension. He requested the respondent be ordered to attend the next hearing. Mr. Stranz said all of the work would take a year to complete.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/25/24 hearing.

Ms. Flynn took a brief recess.

**Case: CE23090763**

208 SE 9 ST

AIDS HEALTHCARE FOUNDATION INC

Service was via posting at the property on 10/27/23 and at 1 East Broward Blvd. on 11/16/23.

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

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

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

Special Magistrate Hearing

November 30, 2023

Page 11

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

THERE IS MISCELLANEOUS TRASH, RUBBISH AND DEBRIS ON THIS VACANT LOT/PROPERTY AND/OR ITS SWALE AREA. THIS IS A RECURRING VIOLATION; PREVIOUS CASE CE22080441 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

Robert Cosenza thanked the City.

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

**Case: CE22120129**

ORDERED TO REAPPEAR

316 NE 4 ST

DEPENDABLE EQUITIES LLC

This case was first heard on 3/14/23 to comply by 3/24/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, stated the property was not in compliance.

Estefania Mayorga said the owner was finalizing prerequisites for demolition and requested 30 days to provide an update. Officer Caracas said since May, no one had followed up on the permit.

Ms. Flynn did not grant an extension and fines would continue to accrue. She also ordered the respondent to attend the 1/25/24 hearing.

**Case: CE22110014**

ORDERED TO REAPPEAR

966 NW 17 AVE

LAWSON, CATHY ANNETTE & RAYMOND L

This case was first heard on 9/28/23 to comply by 10/8/23 and 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$625.

Guy Seiderman, Code Compliance Officer, said the homeowner had been given a grant for repairs and the City was securing bids. He recommended a 119-day extension.

Cathy Lawson agreed to the extension.

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

**Case: CE23060036**

1015 NE 17 AVE

SANCHEZ, FREDERICK/ALICIA/KATHRYN

This case was first heard on 8/31/23 to comply by 10/5/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Paulette DelGrosso, Code Compliance Officer, recommended imposition of the fine.

Special Magistrate Hearing

November 30, 2023

Page 12

Angie Espinoza, property manager, said people were vandalizing the property and selling drugs there and stated the fence permit was in process. Officer DelGrosso said this property was constantly in disrepair and had been for years. She said no one from management or maintenance ever answered at the phone numbers on the building.

Ms. Flynn imposed the \$11,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE23080587**

4901 NE 26 AVE

4901 NE 26 AVENUE LLC; 2501 NE 49 STREET LLC

Service was via posting at the property on 11/2/23 and at 1 East Broward Blvd. on 11/16/23.

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE BROKEN AND FADED WHEEL STOPS, SURFACE NOT BEING MAINTAINED IN A SMOOTH, WELL GRADED CONDITION.

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

Brian Bauer agreed to comply.

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

**Case: CE23100568**

CITATION

1705 NE 11 ST

1705 NE 11TH STREET LLC

This case was first heard on 10/17/23 to comply by 10/17/23. 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.

Patt Gavin, Code Compliance Officer, recommended imposition of the fine.

Josh Gefner said his management company had left the job and not informed him.

Ms. Flynn imposed the \$500 fine.

**Case: CE23030064**

REQUEST FOR EXTENSION

1544 NW 15 TER

BAKER, ERMEISE SUELEAN

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

Bovary Exantus, Code Compliance Officer, said the property was not in compliance.

Ermeise Suelean Baker said she could not afford the fence work now. Julio Davila, Code Compliance Supervisor, said the fence could be removed for now to comply. Ms. Baker requested an extension.

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

Special Magistrate Hearing

November 30, 2023

Page 13

**Case: CE22100342**

707 FLAMINGO DR

VASTLAND NORTHCREST; DEVELOPMENT LLC

Service was via posting at the property on 11/20/23 and at 1 East Broward Blvd. on 11/16/23.

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

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

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

Officer Koloian presented the case file into evidence and recommended imposing a fine of \$100 per day, effective immediately. She said the work must pass final inspection to be in compliance.

Francis Shamon, neighbor, said it had taken two-and-a-half years to remedy this. He described the impact it had on the neighborhood.

Ms. Flynn found in favor of the City and imposed a fine of \$100 per day, effective immediately, which would continue to accrue until the property was in compliance.

**Case: FC23100003**

2701 MIDDLE RIVER DR

PARK RIDGE NORTH APTS CONDO ASSN INC

Service was via posting at the property on 11/3/23 and at 1 East Broward Blvd. on 11/16/23.

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

VIOLATIONS: NFPA 101:7.9.2.1, FF **COMPLIED**

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

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 56 days or a fine of \$100 per day.

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

**Case: FC23100004**

3240 DAVIE BLVD

SARRIA HOLDINGS II INC

Personal service was accepted on 11/1/23. Service was also via posting at 1 East Broward Blvd. on 11/16/23.

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

VIOLATIONS: NFPA 101:7.9.2.1, FF **COMPLIED**

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

VIOLATIONS: NFPA 1:11.1.5.6, FFP

EXTENSION CORDS ARE BEING USED AS A SUBSTITUTE FOR PERMANENT WIRING.

Special Magistrate Hearing

November 30, 2023

Page 14

VIOLATIONS: NFPA 1:11.1.7.2, FFP **COMPLIED**  
THE ELECTRICAL PANEL IS OBSTRUCTED.

Captain Kisarewicz presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

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

**Case: CE23070212**

1327 SW 22 AVE  
D N Y HOLDINGS LLC

Service was via posting at the property on 11/21/23 and at 1 East Broward Blvd. on 11/16/23.

Diego Santos, 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: 24-27.(b) **COMPLIED**  
THERE ARE WASTE CONTAINERS LEFT ON THE GRASS AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION BEHIND THE PROPERTY LINE.

VIOLATIONS: 9-304(b) **COMPLIED**  
THE DRIVEWAY IS NOT BEING MAINTAINED. THE DRIVEWAY IS DISCOLORED AND HAS PEELING PAINT. THE DRIVEWAY APRON IS WORN.

VIOLATIONS: 9-280(h) **COMPLIED**  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE MAILBOX IS LEANING.

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 INCLUDING THE SWALE.

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

VIOLATIONS: 18-1. **COMPLIED**  
THERE IS AN OFFICE CHAIR, TRASH BIN, EQUIPMENT, PHOTOGRAPHY STAND UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22060855. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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 CE22060855. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Santos presented the case file into evidence and said the violations were now in compliance. He requested Ms. Flynn find that violations 18-1. and 18-12.(a) had existed as cited.

Ms. Flynn found in favor of the City that violations 18-1. and 18-12.(a) had existed as cited.

Special Magistrate Hearing

November 30, 2023

Page 15

**Case: CE23010756**

740 BAYSHORE DR  
FLORIDA CUTLER BAY LLC

Service was via posting at the property on 10/26/23 and at 1 East Broward Blvd. on 11/16/23.

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

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS ON THE NORTH SIDE BY THE WOOD FENCE THAT HAVE DEAD AND/OR MISSING GROUND COVER.

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, MISSING AND PEELING PAINT.

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

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A 2000 GOLD TOYOTA COROLLA WITH EXPIRED TAG AND A FLAT TIRE.

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

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY UNDER THE STAIRS.

Officer Saimbert 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: CE23030618**

1238 NE 17 WAY  
TSCHAPEK, MARCUS

Service was via posting at the property on 10/28/23 and at 1 East Broward Blvd. on 11/16/23.

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

VIOLATIONS: 47-20.13.B.b

THERE IS GRAVEL ON THE SWALE AREA OF THIS RC-15 RESIDENTIAL ZONED PROPERTY THAT EXCEEDS THE ALLOTTED FORTY (40) PERCENT OF THE LENGTH OF THE PROPERTY LINE ADJACENT/PARALLEL TO THE RIGHT-OF-WAY.

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

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

**Case: CE23030870**

5410 NW 12 AVE  
ISSOY REALTY LLC

Service was via posting at the property on 10/26/23 and at 1 East Broward Blvd. on 11/16/23.

Jani Thelusma, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING

Special Magistrate Hearing

November 30, 2023

Page 16

FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS ON THE SOUTH FACING OF THE PROPERTY.

VIOLATIONS: 18-12.(a) **COMPLIED**  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22080645. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 47-21.11.A. **COMPLIED**  
THERE IS DEAD OR MISSING LIVING GROUND COVER ALONG THE SIDE/SWALE OF THIS LOCATION NEAR NW 54TH ST.

VIOLATIONS: 47-21.11.D. **COMPLIED**  
THERE IS/ARE PLANT MATERIALS THAT ARE BLOCKING VISIBILITY OF ONCOMING TRAFFIC. THERE IS A TREE ON THE PROPERTY, SWALE AREA THAT IS OBSTRUCTING THE VISIBILITY OF THE STOP SIGN, HEADING WEST ON NW 54TH ST.

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

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

**Case: CE23060880**

1760 NE 56 ST 1-3

TROCI, SULEJMAN

Service was via posting at the property on 10/26/23 and at 1 East Broward Blvd. on 11/16/23.

Jani Thelusma, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.16.A. **COMPLIED**  
THERE IS A DEAD TREE STUMP IN THE REAR EAST SIDE OF PROPERTY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE19070529. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

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. THERE ARE OVERHANGING TREE BRANCHES THAT SHOULD BE TRIMMED UP FROM THE RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE19070529. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 18-4.(c) **COMPLIED**  
THERE IS A DERELICT VEHICLE, SILVER MERCEDES BENZ WITH AN EXPIRED TAG QTM-H12 EXPIRATION 04/23 ON THE EAST SIDE OF THE PROPERTY.

VIOLATIONS: 9-304(b) **COMPLIED**  
THE ASPHALT PAVED PARKING DRIVEWAY IS NOT WELL GRADED OR DUST FREE. THERE ARE CRACKS THROUGHOUT THE DRIVEWAY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE19070529. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 9-280(h)(1) **COMPLIED**  
ON THE FRONT WEST SIDE OF PROPERTY PANELS ON THE WOOD FENCE ARE BROKEN, IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. ALSO THROUGHOUT THE PROPERTY

Special Magistrate Hearing

November 30, 2023

Page 17

THERE ARE FENCE WIRING ALONG THE PROPERTY LINE WHICH IS LEANING AND DOWN IN OTHER AREAS. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE19070529. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

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

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THIS IS A RMM-25 RESIDENTIAL MULTI-FAMILY PROPERTY. THERE ARE PILES OF WOODS, MILK CRATES, CARPET, SHOVELS, SOD BAGS, MIRROR AND OTHER MISCELLANEOUS ITEMS THROUGHOUT THE PROPERTY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE19070529. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

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

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

Officer Thelusma presented the case file into evidence and said the violations were now in compliance. She requested Ms. Flynn find that violations 47-21.16.A., 9-305(B), 9-304(B), 9-280(H) (1), AND 47-34.1.A.1. had existed as cited.

Ms. Flynn found in favor of the City that violations 47-21.16.A., 9-305(B), 9-304(B), 9-280(H) (1), AND 47-34.1.A.1. had existed as cited.

**Case: CE23080195**

1401 SW 9 ST  
JUDAH, SABRINA

Service was via posting at the property on 10/27/23 and at 1 East Broward Blvd. on 11/16/23.

Edward Eason, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

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

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

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

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

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

**Case: CE23010082**

1709 SW 5 ST  
TIERNEY, MICHAEL

Service was via posting at the property on 10/27/23 and at 1 East Broward Blvd. on 11/16/23.

Edward Eason, 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. THERE IS MISSING/BARE GROUND COVER ON FRONT LAWN AREAS. THIS IS A REPEAT VIOLATION FROM CASE CE21050900 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT

Special Magistrate Hearing

November 30, 2023

Page 18

COMPLIANCE IS MET PRIOR TO THE HEARING.

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

THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. OVERGROWTH OBSERVED ON PROPERTY FRONT LAWN/GRASS AREAS.

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

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

Officer Eason presented the case file into evidence and requested imposition of a fine of \$50 per inspection, a total of \$750 and a fine of \$50 per day to begin immediately.

Ms. Flynn found in favor of the City and imposed a fine of \$50 per inspection, a total of \$750 and a fine of \$50 per day, to begin immediately and to continue to accrue until the property was in compliance.

**Case: CE23090562**

3100 SW 21 ST

SORTO, ELIZABETH

Service was via posting at the property on 10/26/23 and at 1 East Broward Blvd. on 11/16/23.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS ZONED RS-6.85B - IRREGULAR RESIDENTIAL PROPERTY. ITEMS OBSERVED IN THE DRIVEWAY AND FRONT YARD INCLUDED BUT NOT LIMITED TO SHELVING AND BUCKETS.

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 FRONT YARD. THIS IS A RECURRING VIOLATION FROM CASE CE22080575. THIS CASE WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE LANDSCAPING IS ENCROACHING ONTO THE SIDEWALK AND IS HANGING LOW OVER THE ROADWAY BICYCLE LANE. THIS IS A RECURRING VIOLATION FROM CASE CE22080575 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY AREA IS IN DISREPAIR WITH WEEDS GROWING THROUGH. THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION FROM CASE CE22080575 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING/PEELING PAINT. THIS IS A RECURRING VIOLATION FROM CASE CE22080575 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

Special Magistrate Hearing

November 30, 2023

Page 19

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

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

**Case: CE22060640**

2120 E OAKLAND PARK BLVD

2120 EAST OAKLAND LLC

Personal service was accepted on 11/2/23. Service was also via posting at 1 East Broward Blvd. on 11/16/23.

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

VIOLATIONS: 47-21.16.A.

THERE IS A DEAD AND/OR DISEASED TREE ON PROPERTY.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 47-19.5.D.5.

THERE IS A BUFFER WALL ON THE PROPERTY THAT NEEDS REPAIR. THERE IS A SECTION OF THE FENCE MISSING A BUFFER.

VIOLATIONS: 15-28

BUSINESS IS BEING CONDUCTED ON THIS PROPERTY WITHOUT THE PROPER LICENSE

VIOLATIONS: 18-4(C)

THERE ARE SEVERAL DERELICT VEHICLES, NO TAGS AND EXPIRED TAG, ARE BEING KEPT AT THIS PROPERTY.

Officer Sandiford presented the case file into evidence and recommended ordering compliance with 47-21.16.A., 15-28, 18-12.(a), and 18-4(c) within 10 days and with 47-19.5.D.5. within 56 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-21.16.A., 15-28, 18-12.(a), and 18-4(c) within 10 days and with 47-19.5.D.5. within 56 days or a fine of \$100 per day, per violation.

**Case: CE23060072**

1222 BAYVIEW DR

JULIA B NEUFELD LIV TR

Service was via posting at the property on 11/1/23 and at 1 East Broward Blvd. on 11/16/23.

Violation(s):

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

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 FASCIA ARE DIRTY AND RUSTED. THERE ARE TREES AND PLANTS GROWING IN THE GUTTERS.

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

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

Special Magistrate Hearing

November 30, 2023

Page 20

THERE IS AN ACCUMULATION OF DEAD LEAVES AND PALM FRONDS ON THE PROPERTY AS WELL AS IN THE DRIVEWAY.

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

VIOLATIONS: 47-21.15.A **COMPLIED**

IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT.

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 35 days or a fine of \$100 per day would begin to accrue.

**Case: CE23080275**

525 N FEDERAL HWY

T-C THE MANOR AT FLAGLER; VILLAGE LLC

Service was via posting at the property on 10/27/23 and at 1 East Broward Blvd. on 11/16/23.

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

VIOLATIONS: 47-22.9.

UNPERMITTED FEATHER SIGNS ARE DISPLAYED ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO BEING STACKED ON OR POSTED ON OR PLACED ON THE SWALE/RIGHT-OF-WAY.

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

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

**Case: CE23100196**

911 NE 4 AVE

RECHTER HOLDINGS INC

Service was via posting at the property on 11/7/23 and at 1 East Broward Blvd. on 11/16/23.

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

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, PREVIOUS CASE NUMBER CE20050640. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

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

**Case: CE23090379**

711 SE 11 CT

COLANER, JOSEPH

Service was via posting at the property on 10/27/23 and at 1 East Broward Blvd. on 11/16/23.

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

Special Magistrate Hearing

November 30, 2023

Page 21

- VIOLATIONS: 9-304 (b)  
THE PARKING AREA IS NOT WELL GRADED AND/OR DEFINED. THERE ARE WEEDS GROWING FROM THE GRAVEL DRIVEWAY.
- VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE IN THE CARPORT AREA. THESE ITEMS INCLUDE BUT ARE NOT LIMITED TO MOPS, BROOMS, BUCKETS AND OTHER PERSONAL BELONGINGS THAT NEEDS TO BE PROPERLY STORED OUT OF VIEW.
- VIOLATIONS: 9-308 (b)  
THERE IS DEBRIS, TRASH, A TARP OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE TREE BRANCHES AND FOLIAGE ON THE ROOF AND ROOF LINE.
- 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.

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

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

**Case: CE23090802**

824 SE 11 CT

ROSA, MEGAN; ROSA, RICHARD

Service was via posting at the property on 10/27/23 and at 1 East Broward Blvd. on 11/16/23.

Bernstein Saimbert, Sr. 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 THAT HAVE STAINS AND MISSING, PEELING PAINT.

- VIOLATIONS: 18-12.(a) **COMPLIED**  
THERE IS OVERGROWTH AT THE REAR SIDE OF THIS PROPERTY AND/OR ITS SWALE.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day.

**Case: CE23110013**

405 HENDRICKS ISLE

DOWDING, TERRY; ALONSO, CARLOS

Personal service was accepted on 11/9/23. Service was also via posting at 1 East Broward Blvd. on 11/16/23.

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

Special Magistrate Hearing

November 30, 2023

Page 22

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

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 425 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE.

Officer Gavin presented the case file into evidence and said at the October 26, 2023 hearing, the Special Magistrate had revoked the certificate for 180 days, effective 1/5/24. On October 29, 2023, there were new violations for noise and for the responsible party not responding within one hour of being contacted. On October 31, 2023, the property was cited for operating with a suspended certificate. Officer Gavin said there had been a total of six violations at this property in the past year. He recommended suspending the vacation rental certificate for 415 days. Amy Brown, Code Compliance Supervisor, recommended vacating the previous order first. Ms. Flynn addressed Case CE23090770, vacating the prior order, prior to ruling on this case. Upon returning to this case, Ms. Flynn found in favor of the City and suspended the vacation rental certificate for 415 days.

**Case: CE23090770**

VACATE VACATION RENTAL SUSPENSION DATED 10/26/2023

405 HENDRICKS ISLE

DOWDING, TERRY; ALONSO, CARLOS

This was a request to vacate the vacation rental certificate suspension dated 10/26/23.

Ms. Flynn vacated the vacation rental certificate suspension dated 10/26/23.

**Case: CE23080016**

6 FORT ROYAL ISLE

MANFRE, GASPARE

Service was via posting at the property on 11/2/23 and at 1 East Broward Blvd. on 11/16/23.

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

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

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

VIOLATIONS: 9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE WEEDS GROWING THROUGH DRIVEWAY PAVERS.

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

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

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

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

**Case: CE23080802**

2541 E SUNRISE BLVD

SHAWNICK GALLERIA LLC

Service was via posting at the property on 11/2/23 and at 1 East Broward Blvd. on 11/16/23.

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

VIOLATIONS: 47-22.3.U.1

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

Special Magistrate Hearing

November 30, 2023

Page 23

VIOLATIONS: 47-22.9.

SIGNS HAVE BEEN ERECTED IN THE WINDOWS OF THE BUSINESSES IN THE PLAZA WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

Officer Sandiford 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.

**Case: CE23080806**

2500 E COMMERCIAL BLVD

ALTO PROPERTY MANAGEMENT LLC; % F&A OF FORT LAUDERDALE LLC

Service was via posting at the property on 11/2/23 and at 1 East Broward Blvd. on 11/16/23.

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

VIOLATIONS: 47-19.4.b.1.

THERE IS A TWO-YARD DUMPSTER ON THE SWALE.

VIOLATIONS: 47-22.9. **COMPLIED**

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

VIOLATIONS: 47-22.3.U.1 **COMPLIED**

THE WINDOW SIGNS ON THE PROPERTY EXCEED 20% OF THE GLASS SURFACE.

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

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

**Case: CE23100706**

2525 MARATHON LN

2525 FORT LAUDERDALE LLC

Service was via posting at the property on 11/9/23 and at 1 East Broward Blvd. on 11/16/23.

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

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

THERE ARE 4 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE22120096 -RESPONSIBLE PARTY FAILURE TO RESPOND; CE23100480 - PARKING & NOISE AND CE23020879 - AD OCCUPANCY.

Officer Oakes presented the case file into evidence and recommended suspending the vacation rental certificate for 365 days.

Ms. Flynn found in favor of the City and suspended the vacation rental certificate for 365 days.

**Case: CE23020602**

1559 W SUNRISE BLVD

IAG FOUNDATION INC

This case was first heard on 8/31/23 to comply by 10/26/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property

Special Magistrate Hearing

November 30, 2023

Page 24

was in compliance.

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

**Case: CE23031029**

1212 NW 15 ST  
FANESIE, ANGELO

This case was first heard on 8/31/23 to comply by 10/26/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, recommended a 119-day extension.

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

**Case: CE23050836**

3316 NE 38 ST  
COHEN, LAWRENCE E & BARBARA F

This case was first heard on 8/31/23 to comply by 9/28/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,300 fine, which would continue to accrue until the property was in compliance.

**Case: CE23070723**

2780 E OAKLAND PARK BLVD  
2780 E OAKLAND PARK LLC

This case was first heard on 9/28/23 to comply by 10/26/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,400 and the City was requesting \$1,080 be imposed.

Ms. Flynn imposed \$1,080 for the time the property was out of compliance.

**Case: CE23060162**

1320 NW 3 AVE  
WHITE, CAMILE EST; WHITE, CALINE MARIE EST ET AL

This case was first heard on 9/28/23 to comply by 10/8/23 and 10/26/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case: CE23060508**

1500 NW 7 AVE  
COOPER, CORBEL G

This case was first heard on 9/28/23 to comply by 10/8/23 and 10/26/23. Violations and

Special Magistrate Hearing

November 30, 2023

Page 25

extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$19,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$19,300 fine, which would continue to accrue until the property was in compliance.

**Case: CE23060509**

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

This case was first heard on 9/28/23 to comply by 10/8/23 and 10/26/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$15,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE22100523**

3065 NW 19 ST  
ACHSAH'S PLAZA LLC

This case was first heard on 7/27/23 to comply by 8/6/23 and 8/31/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$17,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE23050960**

1301 NE 4 AVE  
R S HOLDINGS II LLC

ORDERED TO REAPPEAR

This case was first heard on 9/28/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Bernstein Saimbert, Code Compliance Officer, said two of the original seven violations remained and the owner was working with the City to resolve those. He recommended fines begin for 9-306 on 12/1/23 and a 91-day extension for 47-20.20(H).

Ms. Flynn granted a 91-day extension for 47-20.20(H), during which time no fines would accrue and ordered fines for 9-306 to begin on 12/1/23. She also ordered the respondent to attend the 2/29/24 hearing.

**Case: CE23080099**

301 SW 13 AVE  
HISTORIC WESTSIDE SCHOOL LLC

REQUEST FOR EXTENSION PER CITY

This case was first heard on 10/26/23 to comply by 1/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting a 119-day extension to 3/28/24.

Ms. Flynn granted a 119-day extension to 3/28/24, during which time no fines would accrue.

Special Magistrate Hearing

November 30, 2023

Page 26

**Case: CE23080058**

VACATE FOF 10/26/2023 & CLOSE

712 NW 17 AVE  
MAXHAUS LLC

This was a request to vacate the finding of fact dated 10/26/2023 and close the case.

Ms. Flynn vacated the finding of fact dated 10/26/2023 and closed the case.

**Case: CE23060991**

ORDERED TO REAPPEAR

1126 NW 6 AVE  
VILLOLDO, EVA; VILLOLDO, GUSTAVO

This case was first heard on 10/26/23 to comply by 11/30/23 and 1/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Ms. Flynn ordered fines for 47-34.1.A.1., 18-1., 9-280 (h) (1), and 9-305 (b) to begin on 12/1/23 and fines for 9-306 and 9-304(b) to begin on 1/26/24.

**Case: CE23060733**

ORDERED TO REAPPEAR

1343 NW 13 AVE  
TAYLOR, JEFFREY

This case was first heard on 9/28/23 to comply by 10/26/23 and 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$875.

Ms. Flynn ordered that fines would continue to accrue.

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

CE23100053

**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:

CE23090552            CE23080790

**Cases Closed**

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases with No Service**

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

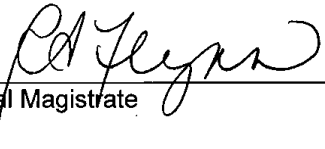
None

**Respondent Non-Appearance**

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

None

There being no further business, the hearing was adjourned at 12:22 P.M.

  
Special Magistrate

ATTEST:  
  
CLERK, SPECIAL MAGISTRATE