



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
JUNE 27, 2024
ANNETTE CANNON PRESIDING
9:00 A.M.**

Staff Present:

Loen Garrick, Administrative Assistant
Katrina Johnson, Code Manager
Nadine Blue, Administrative Assistant
Tamara Lakes, Administrative Assistant
Rhonda Hasan, Senior 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, Senior Code Compliance Officer
Alexander Diaz, Code Compliance Officer
Paulette DelGrosso, Code Compliance Officer
Edward Eason, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Patt Gavin, Code Compliance Officer
Manuel Garcia, Senior Code Compliance Officer
Shayqwan Kendrick, Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Code Compliance Supervisor
Jean Claude Noel, Code Compliance Officer
Evan Oaks, Code Compliance Officer
Bernstein Saimbert, Senior Code Compliance Officer
Diego Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Gail Williams, Senior Code Compliance Officer

Respondents and witnesses

FC23060015: Blake Stranz; Stephen Tilbrook Esq.	CE24020419: Kelly Kallaher
CE24030107: Russell Bellew	CE23031029: Angelo Fanesie
CE24030838; CE24030906: Isabel Dreyer; Maria Vaca	CE23040355: Randall Klett
CE24020671: Joseph Dawson Esq.	CE24020218: Pastor Pierre Petite Frere
CE24050667; CE24050559: Patrick Reece	CE24030220: Sooklal Dahouti
CE23120036: Margie Francis	CE23100528: Charles Falcone
CE23080614: Jacqueline Reed Stills	CE24010576; CE24030949: Leonor Jules
CE24030578; CE23120395; CE24020205: Angela Bennett	CE24030224: Dale Clappison
CE24040565: Steven Chess; Karen Chess	CE24040124: Sharon Way
CE24040547: Bhognauth Santu; Niresh Santu	CE24010970: Mitchell Cohen Esq.; Xiao Liu
CE24040557: Darmindra Persaud	CE24050466: Nicholas Couden
CE24010094: Chris Gallego	CE24050269: Bianca Fernandez
CE24030993: Marlon Gomez	CE24040749: Teresa Bole
CE23080068: Dihosy Veloz	CE24040052: Robert Sechan
CE24010447: Walrogen Estevez	FC24030022: Julian Segal
CE23110280: Pauletta Green	CE24030810: Rodlin Achreus
CE24030709: Omar Persad Esq.	CE24040550: Jose Gonzalez
CE23120709: Christiane Lendeborg	

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

The meeting was called to order at 9:11 A.M.

Case: CE24040052

Address: 2550 NE 51 ST APT 207

Owner: SECHAN REALTY INC

Service was via posting at the property on 6/12/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 9-307 (a)

THERE ARE WINDOWS AND DOORS WHICH ARE NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER. THERE IS A DOOR AT THIS LOCATION UNIT # 207, WHICH IS ROTTEN, CHIPPED, BROKEN, DETERIORATED AND THE TWO FRONT WINDOWS ARE IN DISREPAIR. THE ONE ON THE LEFT DOES NOT STAY IN AN OPEN POSITION AND THE RIGHT ONE HAS TO BE PULLED UP WITH EXCESSIVE FORCE. THE TWO BEDROOM WINDOWS IN THE BACK OF THIS UNIT IS IN DISREPAIR.

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

Robert Sechan said a general contractor was pulling the permit. He agreed to comply.

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

Case: CE24020218

Address: 1317 NE 4 AVE

Owner: AGAPE CHURCH OF GOD INC

This case was first heard on 4/25/24 to comply by 5/5/24, 5/30/24, and 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Manuel Garcia, Senior Code Compliance Officer, recommended a 63-day extension and ordering the respondent to attend the 8/29/24 hearing.

Pastor Pierre Petite Frere agreed to the extension.

Ms. Cannon granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/29/24 hearing.

Case: CE24040547

Address: 802 NW 10 TER

Owner: NOBLE HOMES & PROPERTY MANAGEMENT LLC

Personal service was accepted on 6/15/24. Service was also via posting at 1 East Broward Blvd. on 6/13/24.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 15-28

THE BUSINESS "SELVIN AUTO BODY WORK" AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

Niresh Santu said they were in the process of evicting the tenant.

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

Case: CE24040557

Address: 844 NW 10 TER

Owner: PERSAUD USA PROPERTY; HOLDINGS LLC

Service was via posting at the property on 6/15 /24 and at 1 East Broward Blvd. on 6/13/24.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 15-28

THE BODY SHOP BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

Darindra Persaud said the tenant was not cooperating and they were pursuing eviction and he may need more than 28 days.

Ms. Hasan suggested 63 days with and order to attend the 8/29/24 hearing.

Ms. Cannon found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day and ordered the respondent to attend the 8/29/24 hearing.

Case: FC23060015

ORDERED TO REAPPEAR

Address: 17 S FTL BEACH BLVD

Owner: THOR GALLERY AT BEACH PLACE LLC

%RYAN LLC - DIVINA TAVERAS

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, said they had permits and were making progress. He recommended a 91-day extension.

Stephen Tilbrook Esq. requested 90 days. He confirmed with Captain Kisarewich that NEPA 101:7.2.1.8.1 was in compliance and two violations remained.

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

Case: CE24040550

Address: 3800 W DAVIE BLVD

Owner: TOOLS & MUCH MORE INC

Service was via posting at the property on 6/5/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 47-20.20.(H) COMPLIED

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING STRIPES ARE FADED AND NOT CLEARLY VISIBLE, PARKING STOPS ARE DIRTY/DISCOLORED. THIS IS A RECURRING VIOLATION OF CASE CE23040142 AND WILL BE

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BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE.

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 (GRASS). THIS IS A RECURRING VIOLATION OF CASE CE23040142 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF CASE CE23040142 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE.

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 9-305(b) within 28 days or a fine of \$150 per day and requested a finding of fact that violations 47-20.20.(H) and 18-12.(a) had existed as cited.

Jose Gonzalez asked what still needed to be done and Officer Seiderman explained.

Ms. Cannon found in favor of the City and ordered compliance with 9-305(b) within 28 days or a fine of \$150 per day and found for the City that violations 47-20.20.(H) and 18-12.(a) had existed as cited.

Case: CE23120036

Address: 625 NW 22 RD

Owner: COPELAND, SHALONDA; FRANCIS, MARGIE

This case was first heard on 3/28/24 to comply by 4/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,200 and the City was requesting the full fine be imposed.

Guy Seiderman, Code Compliance Officer, recommended imposition of the fine.

Margie Francis asked about a fine reduction and Ms. Cannon informed her about the City's amnesty program.

Ms. Cannon imposed the \$6,200 fine.

Case: CE23080614

REQUEST FOR EXTENSION

Address: 641 NW 14 AVE

Owner: OASIS OF HOPE COMMUNITY; DEVELOPMENT CORP INC

This case was first heard on 1/25/24 to comply by 2/4/24 and 3/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,600.

Guy Seiderman, Code Compliance Officer, recommended fines continue to accrue.

Jacqueline Reed Stills said she had paid over \$3,000 to have sod put down but it was not acceptable to Officer Seiderman. She said they planned to develop the property. Ms. Reed Still requested another 30 days.

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

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Case: CE24010970

Address: 1748 E COMMERCIAL BLVD

Owner: DA FA REALTY LLC

This case was first heard on 4/25/24 to comply by 5/5/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,000 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fine.

Mitchell Cohen Esq., the owner's attorney, requested a fine reduction. He said the tenant restaurant had not notified the owners of the violations. As soon as the owner was aware of the violations, she had addressed them and contacted the Code Enforcement Officer.

Ms. Cannon imposed the \$3,000 fine.

Case: CE24020671

Address: 214 SW 2 ST

Owner: SECOND CITY ENTERTAINMENT CO

This case was first heard on 4/25/24 to comply by 5/5/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed.

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

Joseph Dawson Esq., the owner's attorney, said they repeatedly painted over graffiti on the property. He had hired a maintenance person to drive by the property daily and address the graffiti and this service had cost \$1,200 for June alone. He requested a fine reduction. Katrina Johnson, Code Manager, agreed to waive the fines.

Ms. Cannon imposed no fine.

Case: CE23080068

Address: 942 NW 14 CT

Owner: VELOZ, DIHOSY DYLAN; PERALTA REYES, DENIS

This case was first heard on 2/29/24 to comply by 3/28/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,600 and the City was requesting the full fine be imposed.

Bovary Exantus, Code Compliance Officer, recommended reducing fines to administrative costs of \$1,320.

Dihosy Veloz agreed to the fine reduction.

Ms. Cannon imposed administrative costs of \$1,320.

Case: CE24030810

Address: 3631 SW 14 ST 1-2

Owner: ACHREUS, RODLIN

Service was via posting at the property on 6/7/24 and at 1 East Broward Blvd. on 6/13/24.

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

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

VIOLATIONS: 47-21.15.D.
THERE IS A TREE ABUSE OF AN AVOCADO TREE AT THIS RD-15 ZONE PROPERTY. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE GRAVEL IN THE SWALE IS IN DISREPAIR, IS UNEVEN AND HAS WEEDS GROWING THROUGHOUT.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

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.

Officer Saimbert presented the case file into evidence and recommended imposing a \$150 fine for 47-21.15.D., ordering compliance with 9-305(b) within 28 days and with 47-20.20.(H) within 63 days or a fine of \$100 per day, per violation. He stated the owner already had an after-the-fact permit for the tree removal.

Rodlin Achreus agreed to comply.

Ms. Cannon found in favor of the City and imposed a \$150 fine for 47-21.15.D., ordered compliance with 9-305(b) within 28 days and with 47-20.20.(H) within 63 days or a fine of \$100 per day, per violation.

Case: CE24010576

Address: 1461 NW 20 CT 1-2

Owner: JULES, LEONOR

This case was first heard on 4/25/24 to comply by 5/5/24 and 5/30/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,800 and the City was requesting the full fine be imposed.

Bovary Exantus, Code Compliance Officer, recommended reducing fines to administrative costs of \$560.

Leonor Jules agreed to the fine reduction.

Ms. Cannon imposed administrative costs of \$560.

Case: CE24030949

Address: 1506 NW 5 AVE

Owner: JULES, LEONOR

Service was via posting at the property on 6/15/24 and at 1 East Broward Blvd. on 6/13/24.

Manuel Garcia, Senior 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.

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VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE WAS OBSERVED TO BE IN DERELICT CONDITIONS DUE TO THE OVERALL STATE OF NEGLECT, FLAT TIRES AND NO REGISTRATION.

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

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE AT THIS RDS-15 ZONED PROPERTY. THE VEHICLE IS DEFINED AS A COMMERCIAL VEHICLE FOR HAVING MORE THAN 4 WHEELS AND DISPLAYING COMMERCIAL ADVERTISEMENT.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO INDOOR FURNITURE, PLASTIC BAGS, USED TIRES, DERELICT VEHICLE, COMMERCIAL VEHICLE AND OTHER MISCELLANEOUS ITEMS.

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
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS.

VIOLATIONS: 47-20.20.(H)
THE PARKING AREA AT THIS RDS-15 ZONED PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED TO BE COVERED IN A NON-DUSTLESS MATERIAL, CRACKED, UNEVEN SURFACES AND STAINED.

VIOLATIONS: 9-280(C) COMPLIED
THE WALKWAYS ON THE PROPERTY ARE IN DISREPAIR. PORTIONS OF THE WALKWAYS WERE OBSERVED BROKEN, UNEVEN AND CRACKED.

VIOLATIONS: 9-308(b) COMPLIED
THERE IS DEBRIS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

Officer Garcia presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 47-34.1.A.1. within 10 days, with 9-305(b) and 9-306 within 28 days and with 47-20.20.(H) within 91 days or a fine of \$100 per day, per violation.

Leonor Jules agreed to comply.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) and 47-34.1.A.1. within 10 days, with 9-305(b) and 9-306 within 28 days and with 47-20.20.(H) within 91 days or a fine of \$100 per day, per violation.

Case: CE24030224

Address: 1470 N DIXIE HWY

Owner: WISTERIA COURT CONDO ASSN INC

Service was via posting at the property on 6/15/24 and at 1 East Broward Blvd. on 6/13/24.

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Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280 (C)

THE HALLWAYS AND CORRIDORS ARE NOT BEING KEPT IN GOOD SANITARY CONDITION. THE PAVERS ARE IN DISREPAIR.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-278 (C)

THE HALLWAY LIGHTING IS NOT CURRENTLY WORKING CAUSING UNSAFE WALKING HAZARD.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE WHEEL STOPS ARE NOT PROPERLY INSTALLED AND THE PARKING AISLES ARE FADED.

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR. THE WOOD FENCE IS ROTTED, LEANING AND MISSING SUPPORT.

Officer Garcia presented the case file into evidence and recommended ordering compliance with 9-313, (a) within 10 days, with 9-278(c) within 15 days, with 9-280(c) and 9-280(h) (1) within 28 days, and with 47-20.20.(H) within 91 days or a fine of \$100 per day, per violation.

Dale Clappison agreed to comply.

Ms. Cannon found in favor of the City and ordered compliance with 9-313, (a) within 10 days, with 9-278(c) within 15 days, with 9-280(c) and 9-280(h) (1) within 28 days, and with 47-20.20.(H) within 91 days or a fine of \$100 per day, per violation.

Case: CE24030906

Address: 200 SE 19 ST

Owner: C ISABEL DREYER LIV TR; DREYER, C ISABEL TRUSTEE

Service was via posting at the property on 6/1/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 15-278(7)

THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY, CERTIFICATE NUMBER, AND/OR SEXUAL PREDATOR VERBIAGE. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Officer Oaks presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited and a recurring violation would incur an immediate \$500 per day fine.

Isabel Dreyer was present.

Ms. Cannon found in favor of the City that the violation had existed as cited and a recurring violation would incur an immediate \$500 per day fine.

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Case: CE24030838

Address: 200 SE 19 ST

Owner: C ISABEL DREYER LIV TR; DREYER, C ISABEL TRUSTEE

Service was via posting at the property on 5/16/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 9-278(e)

THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12.(a) COMPLIED

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

Officer Oaks presented the case file into evidence and recommended ordering compliance with 9-278(e) within 10 days and with 9-305(b) within 28 days or a fine of \$100 per day, per violation. He also requested a finding of fact that violation 18-12.(a) had existed as cited.

Isabel Dreyer said if they put down sod in July, it would probably die from the heat. Officer Oaks agreed to speak with her.

Ms. Cannon found in favor of the City and ordered compliance with 9-278(e) within 10 days and with 9-305(b) within 28 days or a fine of \$100 per day, per violation. She also found for the City that violation 18-12.(a) had existed as cited.

Case: CE24020419

Address: 1209 SW 20 ST

Owner: KALLAHER, KELLY

Service was via posting at the property on 5/31/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 47-21.15.A

ONE WATER OAK TREE WAS REMOVED WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$150.00 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-19.2.HH.II.1

THERE IS STORAGE/SHIPPING CONTAINER BEING USED FOR PERSONAL OR STORAGE AT THIS RS-8 SINGLE FAMILY ZONE WITHOUT A PERMIT.

Officer Saimbert presented the case file into evidence and recommended imposing a \$150 fine for the tree that had been removed and ordering compliance with 47-21.15.A within 91 days by obtaining the after-the-fact permit or a fine of \$50 per day and ordering compliance with 47-19.2.HH.II.1 within 91 day or a fine of \$50 per day.

Kelly Kallaher said he was trying to obtain the permit.

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Ms. Cannon found in favor of the City and imposed a \$150 fine for the tree that had been removed and ordered compliance with 47-21.15.A within 91 days by obtaining the after-the-fact permit or a fine of \$50 per day and ordered compliance with 47-19.2.HH.II.1 within 91 day or a fine of \$50 per day.

Case: CE24040124

Address: 1633 NW 4 AVE

Owner: WAY, SHARON D H/E; WAY, MARIE

Service was via posting at the property on 6/15/24 and at 1 East Broward Blvd. on 6/13/24.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE DERELICT VEHICLES BEING STORED ON THE PROPERTY AND THE RIGHT OF WAY. THE VEHICLES WERE DETERMINED TO BE IN DERELICT CONDITIONS AS PER THE DEFINITION UNDER SECTION 18-3 DUE TO AN EXPIRED REGISTRATION, USED FOR STORAGE AND OVERALL STATE OF NEGLECT.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO VEHICLE PARTS, GYM EQUIPMENT, INTERIOR FURNITURE, YARD EQUIPMENT, DERELICT VEHICLES AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-20-13.A.

THE GRAVEL SWALE AREA ON THE PROPERTY IS IN DISREPAIR. PORTIONS OF THE GRAVELED SWALE WERE OBSERVED WITH OVERGROWN WEEDS AND OIL STAINS. AREAS OF THE SWALE WERE OBSERVED UNEVEN AND NOT SMOOTH AND WELL GRADED COVERED IN A NON-DUSTLESS MATERIAL.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-304(b)

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

Officer Garcia presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. and 9-304(b) within 10 days, with 47-20-13.A. within 63 days and with 9-305(b) within 28 days or a fine of \$100 per day, per violation.

Sharon Way said she had already done some work to comply. She requested 90 days because she was caring for her ill mother. Officer Garcia suggested 28 days for 47-34.1.A.1., 9-305(b) and 9-304(b).

Ms. Cannon found in favor of the City and ordered compliance with 47-20-13.A. within 91 days or a fine of \$100 per day and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE24020205

Address: 1138 NE 5 TER

Owner: WASSERMAN, THOMAS, B & ROBYN T

This case was first heard on 4/25/24 to comply by 5/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fine.

Angela Bennett was not aware that all violations were not in compliance.

Ms. Cannon imposed the \$8,400 fine, which would continue to accrue until the property was in compliance.

Case: CE23120395

Address: 1050 NW 6 ST #4

Owner: 1050 NW 6TH STREET LLC

This case was first heard on 3/28/24 to comply by 4/25/24 and 5/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Guy Seiderman, Code Compliance Officer, recommended imposition of the fine.

Angela Bennett asked for clarification on how to comply.

Ms. Cannon imposed the \$13,650 fine, which would continue to accrue until the property was in compliance.

Case: CE24030709

Address: 1115 NW 1 AVE

Owner: SMITH, THOMAS A

Service was via posting at the property on 6/15/24 and at 1 East Broward Blvd. on 6/13/24.

Manuel Garcia, Senior 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: 9-305(b)

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

VIOLATIONS: 9-304(b)

THERE IS A VEHICLE PARKED ON AN UNAPPROVED SURFACE. THERE ARE PORTIONS OF THE DRIVEWAY INCLUDING BUT NOT LIMITED TO THE APPROACH THAT WERE OBSERVED MISSING GRAVEL, UNEVEN SURFACES AND COVERED IN A NON-DUSTLESS MATERIAL.

VIOLATIONS: 9-280(b)

THE ROOF ON THE PROPERTY IS NOT BEING PROPERLY MAINTAINED. THE ROOF WAS OBSERVED NOT WEATHERTIGHT AS IT IS BEING COVERED BY A TARP.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO FUEL CONTAINERS, CAR PARTS, COMMERCIAL EQUIPMENT AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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VIOLATIONS: 18-4(c)

THERE IS A DERELICT VEHICLE BEING STORED AT THE REAR OF THE PROPERTY. THE VEHICLE WAS OBSERVED IN DERELICT CONDITIONS AS PER THE DEFINITION UNDER SECTION 18-3 DUE TO BEING WRECKED.

Officer Garcia presented the case file into evidence and recommended ordering compliance with 9-363 within 10 days or a fine of \$250 per day, with 47-34.1.A.1., 9-313.(a), and 18-4(c) within 10 days or a fine of \$100 per day, per violation, with 9-305(b) and 9-304(b) within 28 days or a fine of \$100 per day, per violation, and with 9-280(b) within 63 days or a fine of \$100 per day.

Omar Persad Esq., the owner's attorney, requested 90 days for the roof: 9-280(b) and Officer Garcia agreed. Mr. Persad requested 20 days for 9-363, 47-34.1.A.1., 9-313.(a), and 18-4(c) and Officer Garcia objected.

Ms. Cannon found in favor of the City and ordered compliance with 9-363 within 10 days or a fine of \$250 per day, with 47-34.1.A.1., 9-313.(a), and 18-4(c) within 10 days or a fine of \$100 per day, per violation, with 9-305(b) and 9-304(b) within 28 days or a fine of \$100 per day, per violation, and with 9-280(b) within 91 days or a fine of \$100 per day.

Case: CE24030578

Address: 717 NE 13 CT

Owner: 717 NE 13TH COURT LLC

This case was first heard on 5/14/24 to comply by 5/24/24. 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.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fine.

Angela Bennett said they were in the process of registering.

Ms. Cannon imposed the \$3,400 fine, which would continue to accrue until the property was in compliance.

Case: CE24030107

Address: 109 S VICTORIA PARK RD

Owner: BELLEW, RUSSELL A

Service was via posting at the property on 5/29/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 47-21.15.A

IT SHALL BE UNLAWFUL TO REMOVE ANY TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. AN INSPECTION NOTICE HAS BEEN ISSUED FOR SEVERAL TREES REMOVED FROM THE PROPERTY ,INCLUDING BUT NOT LIMITED TO, ONE OAK TREE, ONE YELLOW TAB, FOUR FICUS BENJAMINA AND ONE CAMPHOR TREE. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 30 days by obtaining an after-the-fact permit or a fine of \$50 per day. He also requested imposition of a \$1,200 fine, \$150 for each of the eight trees that had been removed.

Russell Bellew said the contractor he hired had not informed him he needed a permit to remove a tree.

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Ms. Cannon found in favor of the City and ordered compliance within 28 days by obtaining an after-the-fact permit or a fine of \$50 per day, and imposed a \$1,200 fine, \$150 for each of the eight trees that had been removed.

Case: CE23120709

Address: 1201 NW 10 PL

Owner: JOHNSTON, JULIAN

This case was first heard on 4/25/24 to comply by 5/5/24 and 5/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,900 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 imposition of the fine.

Christiane Lendeborg requested an extension. She said the parked cars and trash were from the junk yard across the street. Dorian Koloian, Code Compliance Supervisor, said the owner was responsible for the trash regardless of how it got there. She said the missing grass had been an issue since December 2023 and must be taken care of. Ms. Lendeborg asked if they could add asphalt and Officer Exantus said this would require a variance and a permit.

Ms. Cannon imposed the \$10,900 fine, which would continue to accrue until the property was in compliance.

Case: CE24050269

Address: 2356 SW 18 TER

Owner: CARRION, ALEJANDRO; CARRION, URSULA

Service was via posting at the property on 6/1/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLETIONS: 15-272.(a) COMPLIED

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VALID VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

Officer Oaks presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited and a recurring violation would incur an immediate \$250 per day fine.

Bianca Fernandez said she was awaiting an inspection.

Ms. Cannon found in favor of the City that the violation had existed as cited and a recurring violation would incur an immediate \$250 per day fine.

Case: CE24010447

Address: 1016 NW 6 AVE

Owner: ESTEVEZ ELITE MULTI-SERVICES LLC

This case was first heard on 3/28/24 to comply by 4/7/24 and 5/30/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,900 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fine.

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Walrogen Estevez said he was not aware of the violations until April. Katrina Johnson, Code Manager, recommended waiving fines and imposing administrative costs of \$645.

Ms. Cannon imposed administrative costs of \$645.

Case: CE23100528

Address: 1333 NE 2 AVE

Owner: FALCONE, CHARLES H/E; FALCONE, JOSEPHINE EST

Service was via posting at the property on 5/15/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE THE REAR OF THE PROPERTY.

VIOLATIONS: 9-304(b)
THE GRAVEL/CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS CRACKED OR DAMAGE AND HAS STAINS WITH DIRT OR OIL. THERE ARE WEEDS GROWING THROUGH THE GRAVEL

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 TO INCLUDE BUT NOT LIMITED TO THE WALKWAY LEADING TO THE FRONT PORCH.

VIOLATIONS: 9-280(h)(1)
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED. THERE ARE MISSING SECTIONS OF THE FENCE,

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

VIOLATIONS: 9-278(e) COMPLIED
THERE ARE HURRICANE SHUTTERS COVERING WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

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

Charles Falcone requested 90 days. Stephanie Bass, Code Compliance Supervisor, recommended ordering compliance with 18-12.(a) 10 days and with the remaining violations within 91 days.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) 10 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

Case: CE24010094

REQUEST FOR EXTENSION

Address: 900 N FLAGLER DR

Owner: AP FLAGLER HIVE LLC

This case was first heard on 5/14/24 to comply by 6/11/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,600.

Gustavo Caracas, Code Compliance Officer, said the property manager would request an extension.

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Chris Gallego said they had the drawings and requested 60 days. Officer Caracas suggested 28 days and ordering the respondent to attend the 7/25/24 hearing.

Ms. Cannon granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/25/24 hearing.

Case: FC24030022

Address: 3218 SE 6 AVE

Owner: HUDSON HOLDINGS & DEVELOPMENT LLC

Personal service was accepted on 6/3/24. Service was also via posting at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: MO Sec. 13-58 (b)

THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE-RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE).

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

Julian Segal agreed to comply.

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

Case: CE24050559

CITATION APPEAL

Address: 309 NW 11 ST

Owner: REECE, PATRICK

VIOLATIONS: 15-278(3)

IMMEDIATE FINE OF \$250

THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE PERMITTED TIME FRAMES. THIS IS A RECURRENCE OF CASE CE24050471 AND AS SUCH WILL INCUR AN IMMEDIATE FINE OF \$250. THIS CASE WILL ALSO BE SCHEDULED FOR THE SPECIAL MAGISTRATE FOR A FINDING OF FACT.

The property was cited on 5/16/24 to be complied by 5/16/24. The property was in compliance, there was an immediate fine of \$250 and the City was requesting the full fine be imposed.

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

Patrick Reece asked that no fine be imposed. He said friends were staying at the home and they were not aware of trash day.

Ms. Cannon denied the appeal and imposed the \$250 fine.

Case: CE24050667

CITATION APPEAL

Address: 309 NW 11 ST

Owner: REECE, PATRICK

VIOLATIONS: 15-278(3)

IMMEDIATE FINE OF \$500

THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE PERMITTED TIME FRAMES.

The property was cited on 5/21/24 to be complied by 5/21/24. The property was in compliance, there was an immediate fine of \$500 and the City was requesting the full fine be imposed.

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

Patrick Reece said he was still out of town and friends were staying at his home.

Ms. Cannon found for the City that the violation had existed as cited but waived the fine.

Ms. Cannon took a brief recess.

Case: CE24040565

Address: 773 MIDDLE RIVER DR

Owner: CHESS, STEVEN M & KAREN

Service was via posting at the property on 6/17/24 and at 1 East Broward Blvd. on 6/13/24.

Gail Williams, Senior 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.

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: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-4 ZONE PROPERTY. THERE IS OUTDOOR STORAGE OF PERSONAL GOODS AND MATERIALS INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIAL AND OTHER MATERIALS USED FOR CONSTRUCTION.

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

Dr. Steven Chess felt the City was "overreaching" with the citations. He said there was no paint on the building to be peeling. He said he sprayed weeds in the lawn and the grass eventually rebounded. Flooding also killed the grass sometimes. Dr. Chess said if the City wanted the swale maintained, they should pay for a gardener to tend it.

Ms. Hasan said the case began pursuant to a neighbor's complaint. She referred to the photos, which documented the violations.

Dr. Chess said he had sent an email to the City regarding this and received no response. He discussed issues he experienced while trying to comply the violations and said he wanted specifics about what must be done. Ms. Cannon said Officer Williams could visit the property and discuss this with Dr. Chess.

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

Later in the meeting, Dr. Chess submitted a 2005 appellant brief into the record. Ms. Hasan objected, stating it was irrelevant to this case.

Case: CE24030220

Address: 1317 SW 37 AVE

Owner: DAHOUTI, SOOKLAL

Service was via posting at the property on 6/1/24 and at 1 East Broward Blvd. on 6/13/24.

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

- VIOLATIONS: 9-363 WITHDRAWN
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE. (VACANT PROPERTY)
- VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT MANNER. IT IS NOT IN A SMOOTH AND WELL GRADED CONDITION. THERE IS GRASS AND WEEDS GROWING ON THE GRAVEL DRIVEWAY.
- VIOLATIONS: 9-313 (a) COMPLIED
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. HOUSE ADDRESS NUMBERS ARE NOT VISIBLE FROM THE STREET.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE.
- VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY PROPERTY. THE PROPERTY HAS AN ORANGE CONE, GREEN BIN, A WHEELCHAIR, TIRE AND MULTIPLE STORAGE CONTAINERS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21020895. THIS WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES 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.
- VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. IN THE BACK OF THE PROPERTY THERE IS A WHITEWASHING MACHINE AND A RED BUCKET.

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Sooklall Dahouti said she and her husband had been trying to comply but he recently had a heart attack she requested more time. Amy Brown, Code Compliance Supervisor, agreed to 63 days for all but 47-34.1.A.1.

Ms. Cannon found in favor of the City and ordered compliance with 47-34.1.A.1. within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: CE24030993

Address: 939 SW 16 ST

Owner: GOMEZ, MARLON J

Service was via posting at the property on 5/31/24 and at 1 East Broward Blvd. on 6/13/24.

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

- VIOLATIONS: 24-7 (b) COMPLIED
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

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VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS ARE IN DISREPAIR ABOVE THE FRONT ENTRANCE WAY.

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

VIOLATIONS: 9-280(h)(1) COMPLIED
THE WOOD FENCE AT THIS PROPERTY IS IN DIS-REPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE IS BROKEN AND LEANING.

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/MISSING GROUND COVER INCLUDING THE SWALE.

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

Marlon Gomez said he needed more clarity about what could and could not be planted.

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

Case: CE24050466

Address: 2111 SW 36 AVE

Owner: HORIZONS REAL ESTATE 4 LLC

Service was via posting at the property on 6/1/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 15-272(a)
THIS VACATION RENTAL PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$500 per day. He said the vacation rental inspection was scheduled for June 28.

Nicholas Couden said they a had long-term lease with a tenant who was subletting the property as a vacation rental.

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

Case: CE23040355

Address: 1226 NE 4 AVE

Owner: 2010 PROPERTY LLC

Service was via posting at the property on 5/15/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 47-21.11.A. COMPLIED

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VIOLATIONS: 9-306

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

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

Randall Klett said there had been a miscommunication regarding which wall was not maintained. He said he was working with the CRA Façade Improvement Program to improve this building and the project would take at least six months. Stephanie Bass, Code Compliance Supervisor suggested 91 days and ordering the respondent to attend the 9/26/24 hearing.

Ms. Cannon found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day and ordered the respondent to attend the 9/26/24 hearing.

Case: CE24040749

Address: 2406 NASSAU LN

Owner: ISLAND 1 LLC

Service was via posting at the property on 5/16/24 and at 1 East Broward Blvd. on 6/13/24.

Evan Oaks, 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 CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$ 1,000 per day. He said the vacation rental inspection was scheduled for July 3.

Dr. Teresa Bole said she was working diligently.

Ms. Cannon found in favor of the City and ordered compliance within 15 days or a fine of \$1,000 per day.

Case: CE23110280

Address: 1119 NW 14 CT

Owner: GREEN, IVANHOE & PAULETTA D

Service was via posting at the property on 6/14/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 18-1. COMPLIED

THERE IS A WOOD PALLET AND OTHER MISCELLANEOUS ITEMS STORED AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

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VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT SILVER HONDA STORE ON THE RIGHT OF WAY WITH NO TAG AT THIS PROPERTY.

VIOLATIONS: 47-21.9.K. WITHDRAWN
DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS LOCATION IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA.

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

Pauletta Green said she would take care of it.

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

Case: CE23031029

Address: 1212 NW 15 ST

Owner: 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 \$1,700 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 imposition of the fine.`

Angelo Fanesie described his efforts to comply and said he needed six more months. Officer Exantus reviewed the extensions the owner had already been given. Stephanie Bass, Code Compliance Supervisor said the permit application was awaiting client reply. Amy Brown, Code Compliance Supervisor offered Mr. Fanesie information regarding the City's Permit Solutions Team to help.

Ms. Cannon imposed the \$1,700 fine, which would continue to accrue until the property was in compliance.

Case: FC24040007

Address: 1229 MIAMI RD

Owner: NAOPOLY LLC

Service was via posting at the property on 6/3/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: NFPA 1:13.6.4.3.2.1,
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. Cannon found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Case: FC24040008

Address: 821 SE 14 ST

Owner: HILAIRE, WISLANDE

Service was via posting at the property on 6/3/24 and at 1 East Broward Blvd. on 6/13/24.

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

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

VIOLATIONS: MO Sec. 9-313, 4/21/
ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day. Ms. Hasan recommended 10 days, since this was a life safety issue.

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

Case: FC24040015

Address: 3381 SW 11 AVE
Owner: HUNTER, DAVID WILLIAM JR

Personal service was accepted on 6/3/24. Service was also via posting at 1 East Broward Blvd. on 6/13/24.

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

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

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

Case: CE24010705

Address: 1801 SW 11 CT
Owner: HARVEY J ADELSON FAM TR; ADELSON, HARVEY J TRUSTEE ET AL

Service was via posting at the property on 5/24/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 47-19.4.D.1.
THIS ZONED RD-15 RESIDENTIAL PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS REQUIRED BY THE ULDR.

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

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

Case: CE24030583

Address: 504 SW 11 ST
Owner: LENTZ, RICK

Service was via posting at the property on 6/6/24 and at 1 East Broward Blvd. on 6/13/24.

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

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING HAS NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING WALLS AND FASCIA ARE IN DISREPAIR HAVING STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-280(h)(1)
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED AS REQUIRED.

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

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

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

Case: CE23120384

Address: 701 NW 21 TER

Owner: 701 MAZAL LLC

Service was via posting at the property on 6/6/24 and at 1 East Broward Blvd. on 6/13/24.

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

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

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

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

VIOLATIONS: 47-20.20.(H)
THE PARKING AREA ON THIS PROPERTY IS NOT BEING MAINTAINED. THE DRIVEWAY HAS CRACKS, POTHOLES AND THE ASPHALT TOPCOAT IS RAISED, LOOSE AND MISSING IN SOME AREAS. THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.

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

Officer Seiderman 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. Cannon 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.

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Case: CE24020407

Address: 623 NW 15 WAY

Owner: SOUTHEASTERN CONFERENCE ASSN OF; SEVENTH DAY ADVENTIST INC

Service was via posting at the property on 6/5/24 and at 1 East Broward Blvd. on 6/13/24.

Guy Seiderman, 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. THE PARKING AREA HAS CRACKS, POTHOLES AND THE ASPHALT TOPCOAT IS RAISED, LOOSE AND MISSING IN SOME AREAS. THERE ARE ALSO MISSING WHEEL STOPS.

VIOLATIONS: 47-34.4.B.1. WITHDRAWN

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AT THIS LOCATION. THERE ARE SEMI TRUCKS AND A TOW TRUCK KEPT AT THIS PROPERTY.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE SURROUNDING THE PROPERTY IS IN DISREPAIR. AREAS OF THE FENCE ARE BENT AND LEANING. IT NEEDS TO BE REPAIRED OR REPLACED.

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days, with 9-280(h)(1) within 28 days and with 47-20.20.(H) within 91 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 18-12(a) within 10 days, with 9-280(h)(1) within 28 days and with 47-20.20.(H) within 91 days or a fine of \$100 per day, per violation.

Case: CE23090077

Address: 1328 NW 4 AVE

Owner: HENDRICKSON, ANDREW J & TOWANA

Service was via posting at the property on 6/1/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-304(b)

THE ASPHALT/GRAVEL DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL TO INCLUDE BUT NOT LIMITED TO WHEEL STOPS. THERE IS GRASS/WEEDS GROWING THROUGH THE GRAVEL DRIVEWAY.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A RED NISSAN TUAREG WITH EXPIRED FLORIDA TAG (456-DKH-1/23), AND

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A NISSAN XTERRA WITH FRONT END DAMAGE. A RED STICKER WAS PLACED ON THE VEHICLE. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE22040137. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-280(h) COMPLIED
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH HAVE DAMAGED OR MISSING SLATS, LEANING AND NOT SECURED.

Officer Noel presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day he also requested a finding of fact that 18-4.(c) had existed as cited.

Ms. Cannon found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day and found for the City that 18-4.(c) had existed as cited.

Case: CE24010725

Address: 742 NW 3 AVE
Owner: BROOKS, MARRA

Service was via posting at the property on 6/7/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 47-21.16.A.
THERE IS A TREE STUMP ON THIS RMM-25 SINGLE FAMILY RESIDENTIAL PROPERTY.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS ON THE DRIVEWAY THAT IS STAINED.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$25 per day. He said the owner was out of state for medical reasons but hoped to return in July. Amy Brown, Code Compliance Supervisor, noted the owner could contact a landscape company to remove the stump in her absence.

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

Case: CE24020476

Address: 500 SW 11 ST
Owner: LENTZ, RICK

Service was via posting at the property on 6/6/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT BEING MAINTAINED. THE GRAVEL DRIVEWAY IS WORN.

VIOLATIONS: 18-1.
THERE IS OUTDOOR STORAGE UNDER THE CARPORT CONSISTING OF CHAIRS, BOXES AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME

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INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-305(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. THERE ARE TREES/PLANTS THAT NEED TRIMMING.

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

VIOLATIONS: 9-278(e)
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONE PROPERTY. THERE ARE BOXES, EQUIPMENT AND TOOLBOXES THAT ARE NOT SCREEN FROM VIEW.

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.

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY.

Officer Eason presented the case file into evidence and recommended ordering compliance with 18-1., 9-278(e), 47-34.1.A.1. and 18-4(c) within 15 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 18-1., 9-278(e), 47-34.1.A.1. and 18-4(c) within 15 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: CE24030705

Address: 2700 SW 14 AVE

Owner: UZANS LLC

Service was via posting at the property on 5/31/24 and at 1 East Broward Blvd. on 6/13/24.

Bernstein Saimbert, 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: 47-19.5.E.7.
THE WOOD FENCE IS NOT BEING MAINTAINED. THERE IS MISSING/BROKEN SLATS.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 PROPERTY. THESE ITEMS INCLUDE BUT ARE NOT LIMITED TO PLYWOOD, BUCKETS, BRICKS AND OTHER PERSONAL BELONGINGS THAT NEED TO BE PROPERLY STORED OUT OF VIEW.

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VIOLATIONS: 18-1. COMPLIED
THERE IS OUTDOOR STORAGE UNDER THE ROOFED PORCH TO INCLUDE A REFRIGERATOR, COOLER, AND OTHER MISCELLANEOUS ITEMS NOT DESIGNED FOR OUTDOOR STORAGE OR COMMONLY KEPT OUTSIDE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

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: 9-304 (b)
THE CONCRETE DRIVEWAY IS NOT BEING MAINTAINED. THE DRIVEWAY IS DISCOLORED, STAINED AND NEEDS TO BE REPAIRED/RESURFACED.

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

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

Case: CE24030770

Address: 802 SW 25 ST

Owner: GARDNER, GEORGE S

Service was via posting at the property on 5/31/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH OF VEGETATION AND TRASH ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, REFER TO CASE CE20080396. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-1.
THERE IS OUTDOOR STORAGE UNDER THE CARPORT CONSISTING OF BUCKETS, REFRIGERATOR, MOP, UTILITY HAND TRUCK AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION, REFER TO CASE CE20080396. 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.

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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 CE20080396. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONE PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF PROPEL FUEL GAS TANK, BRICKS, CRATE, MOP AND OTHER ITEMS NOT SCREENED FROM VIEW.

VIOLATIONS: 9-304 (b)

THE CONCRETE DRIVEWAY IS NOT BEING MAINTAINED. THE DRIVEWAY IS STAINED AND DIRTY.

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

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

Case: CE24020846

Address: 1107 SW 19 ST

Owner: HELTON, DAVID H/E; HELTON, ROBERT K EST & HELTON, B

Service was via posting at the property on 5/31/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 18-1. COMPLIED

THERE IS ROOFED OUTDOOR STORAGE CONSISTING OF BOXES, PIECES OF WOOD AND OTHER MISCELLANEOUS UNPERMITTED ITEMS IN THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE BEING STORED ON THE ON THE PROPERTY. A BLUE BUICK SEDAN WITH AN EXPIRED LICENSE PLATE LWCV93 - FL 10/22.

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. A BLUE BUICK SEDAN AND A GRAY HONDA CIVIC ARE PARKED IN THE GRASS. THE ASPHALT DRIVEWAY IS ALSO FADED AND NEEDS TO be RE-STAINED.

VIOLATIONS: 9-280 (b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE ROOF AND CHIMNEY IS DIRTY AND STAINED WITH A BLACK MILDEW-LIKE SUBSTANCE. THE SOFFIT AND FASCIA IS IN DISREPAIR. THERE ARE SECTIONS WHERE THE BOARDS HAVE BEEN REMOVED LEAVING THE RAFTERS EXPOSED TO THE ELEMENTS.

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.

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

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

Case: CE24030919

Address: 1017 SW 22 AVE

Owner: CRESPO, REINALDO J; CRESPO, RICHARD ANTHONY

Service was via posting at the property on 6/18/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 18-4.(c) WITHDRAWN

THERE IS A DERELICT VEHICLE PARKED ON THE PROPERTY. A BLACK CHEVY LICENSE PLATE NUMBER GQQM43 EXP 05-21. THERE IS A DERELICT VESSEL ON A TRAILER, REGISTRATION NUMBER FL9115EW PARKED ON THE GRASS/LAWN AREA IN THE FRONT OF THE PROPERTY WITHOUT A VALID LICENSE DECAL. THERE IS A BLACK CHEVY IMPALA WITH LICENSE PLATE IMMC10 WITH DECALS EXP 03-25, HOWEVER, UPON CONTACTING FORT LAUDERDALE TELETYPE TO VERIFY THE TAG, THIS TAG WAS REPLACED FOR ANOTHER TAG WHICH IS REGISTERED TO A NISSAN, THEREFORE THIS VEHICLE IS ALSO DERELICT. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION FROM CASE (CE22110235) WHETHER OR NOT IT COMES TO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS A LARGE PILE OF TRASH, RUBBISH AND DEBRIS ON THE LEFT FRONT SIDE OF THIS PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION FROM CASE (CE22110235) WHETHER OR NOT IT COMES TO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-304(b)

THERE IS A DERELICT VESSEL ON A TRAILER, PARKED ON THE GRASS/LAWN AREA IN THE FRONT OF THE PROPERTY, AND A SMALL BLACK TRAILER. THE DRIVEWAY GRAVEL ENTRYWAY IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION FROM CASE (CE22110235) WHETHER OR NOT IT COMES TO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE FRONT OF THE PROPERTY. THE SWALE IS MISSING GRAVEL AND WEEDS AND OVERGROWTH ARE GROWING THROUGH IT. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION FROM CASE (CE22110235) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Santos presented the case file into evidence and recommended ordering compliance with 18-12.(A), 9-304(b) and 9-305(b) within 10 days or a fine of \$50 per day, per violation.

Later in the meeting, Officer Santos said he had made a mistake regarding the compliance deadlines and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Ms. Cannon 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 \$50 per day, per violation.

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Case: CE24030809

Address: 1491 NW 20 ST 1-3

Owner: WILLIAM RUIZ CNMT LLC

Service was via posting at the property on 6/14/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE PARKING LOT IS IN DISREPAIR.

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

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

Case: CE23110319

Address: 2829 N FEDERAL HWY

Owner: JAEGERMEISTER I LLC; % DANAC CORP

Service was via posting at the property on 6/17/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 47-19.4.D.1. COMPLIED

THERE ARE TWO LARGE 8 YARD DUMPSTERS SITTING IN THE PARKING LOT WITHOUT HAVING A DUMPSTER ENCLOSURE.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE WOOD PALLETS, TIRES AND DRUMS ON 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.

Officer Williams presented the case file into evidence and recommended ordering compliance with 18-12.(A) within 10 days and with 9-305(b) within 63 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(A) within 10 days and with 9-305(b) within 63 days or a fine of \$100 per day, per violation.

Case: CE24010720

Address: 50 SW 31 AVE

Owner: GLAD REALTY CORP

Service was via posting at the property on 6/5/24 and at 1 East Broward Blvd. on 6/13/24.

Guy Seiderman, 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, SEE CASE CE23060447. THE CASE WILL BE PRESENTED TO

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT IS CRACKED AND FADED.

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE TWO DERELICT VEHICLES ON THE PROPERTY. A BLACK CADILLAC CTS SEDAN WITH AN EXPIRED MONTANA LICENSE PLATE AND A SILVER INFINITI G35 SEDAN WITH FLAT TIRES AND AN EXPIRED LICENSE PLATE.

VIOLATIONS: 18-1. COMPLIED

THERE ARE BOXES OF FOOD LEFT TO ROT IN THE PARKING LOT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 47-20.20.(H) within 28 days or a fine of \$100 per day, per violation.

Case: CE24040556

Address: 3904 SW 13 CT

Owner: MPG 3904 LLC

Service was via posting at the property on 6/5/24 and at 1 East Broward Blvd. on 6/13/24.

Guy Seiderman, 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 (GRASS).

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. PARKING STRIPES ARE FADED AND NOT CLEARLY VISIBLE, PARKING STOPS ARE DIRTY/DISCOLORED AND IN NEED OF PAINT, THERE IS LITTER THROUGHOUT THE PARKING AREAS.

VIOLATIONS: 24-29.(a) COMPLIED

THE DUMPSTER ENCLOSURE AREA HAS TRASH ON THE FLOOR.

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

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

Case: CE24040119

Address: 209 NW 17 ST

Owner: PETLYAR, BRIAN

Service was via posting at the property on 6/15/24 and at 1 East Broward Blvd. on 6/13/24.

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Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

- VIOLATIONS: 9-363 COMPLIED
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: 47-20.20.(H)
THE PARKING AREA AT THIS RDS-15 ZONED PROPERTY IS IN DISREPAIR. THE GRAVEL PARKING AREA ALONG WITH THE ASPHALT SURFACE WAS OBSERVED UNEVEN AND NOT IN A SMOOTH AND WELL GRADED CONDITION.
- VIOLATIONS: 9-313.(a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.
- VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE DERELICT VEHICLES AND TRAILERS ON THE SWALE AND ON THE PROPERTY. THE VEHICLES AND TRAILERS WERE DETERMINED TO BE IN DERELICT CONDITIONS AS PER THE DEFINITION UNDER SECTION 18-3 DUE TO HAVING FLAT TIRES, MISSING REGISTRATION AND USED FOR STORAGE PURPOSES.
- VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS A LARGE ACCUMULATION OF OUTDOOR STORAGE AT THE FRONT AND REAR OF THE PROPERTY CONSISTING OF BUT NOT LIMITED TO DERELICT UTILITY TRAILERS, DERELICT VEHICLES, BUCKETS, DISCARDED METALS AND OTHER MISCELLANEOUS ITEMS.
- VIOLATIONS: 18-11.(a) COMPLIED
THE ABOVE GROUND POOL AT THIS OCCUPIED PROPERTY HAS STAGNANT WATER AND AN ACCUMULATION OF DEAD YARD DEBRIS TO WHICH IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.
- VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FRONT DOORS ON THE PROPERTY WERE STAINED AND MISSING PAINT.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-305(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 Garcia presented the case file into evidence and recommended ordering compliance with 9-313.(a), 18-12.(a), and 47-34.1.A.1. within 10 days, with 9-280(b), 9-306, and 9-305(b) within 28 days, and with 47-20.20.(H) within 91 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 9-313.(a), 18-12.(a), and 47-34.1.A.1. within 10 days, with 9-280(b), 9-306, and 9-305(b) within 28 days, and with 47-20.20.(H) within 91 days or a fine of \$100 per day, per violation.

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Case: CE24040156

Address: 1100 NE 4 AVE

Owner: RAKI MARINA FORT LAUDERDALE LLC

Service was via posting at the property on 6/15/24 and at 1 East Broward Blvd. on 6/13/24.

Shayqwan Kendrick, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-22.9. COMPLIED

THERE IS A TORN FLAG AND A-FRAME SIGNS ERECTED ON THE PROPERTY AND THE RIGHT OF WAY THAT ARE NOT PERMITTED.

VIOLATIONS: 47-20.20. (H)

THE PARKING AREA AT THIS CB ZONED PROPERTY WAS FOUND IN DISREPAIR. THE PARKING AREA OF THE PROPERTY WAS OBSERVED TO HAVE BROKEN CURBS, UNEVEN SURFACES AND CRACKS. THE PARKING SPACES HAVE FADED LINES.

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

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

Case: CE24040546

Address: 806 NW 10 TER

Owner: EXCELSIOR EAST BROWARD; INDUSTRIAL LLC

Service was via posting at the property on 6/15/24 and at 1 East Broward Blvd. on 6/13/24.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 15-28

THE BUSINESS "NEW GENERATION AUTO BODY AND PAINTS LLC" AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

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

Case: CE24020844

Address: 1519 NW 2 AVE

Owner: MICHEL, CHARLEMES

Service was via posting at the property on 6/15/24 and at 1 East Broward Blvd. on 6/13/24.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE SWALE.

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 9-305 (b)

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

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

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

Case: CE24040521

Address: 621 NW 21 AVE

Owner: PRECISE PRESSURE CLEANING LLC

Service was via posting at the property on 6/15/24 and at 1 East Broward Blvd. on 6/13/24.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 15-28

THE AUTO BODY SHOP BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

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

Case: CE24050325

Address: 6731 NW 29 AVE

Owner: CASA ABEDIN LLC

Service was via posting at the property on 6/6/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 15-281.(a)

THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE AT THIS LOCATION. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VALID VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

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

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

Case: CE24050539

Address: 5820 NE 14 RD

Owner: YUEN, LANE

Service was via posting at the property on 6/4/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

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Officer Champagne presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited and a recurring violation would incur a \$500 per day fine.

Ms. Cannon found in favor of the City that the violation had existed as cited and a recurring violation would incur a \$500 per day fine.

Case: CE24050541

Address: 5631 NE 16 AVE

Owner: GERBRACHT, CHRISTINE M LE; GERBRACHT, ADDISON R

Service was via posting at the property on 6/4/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 15-272(a)

THIS VACATION RENTAL PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

Officer Champagne presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited and a recurring violation would incur a \$500 per day fine.

Ms. Cannon found in favor of the City that the violation had existed as cited and a recurring violation would incur a \$500 per day fine.

Case: CE24050262

Address: 1610 SW 24 AVE

Owner: PETOT, MATTHIEU RENE PIERRE

Service was via posting at the property on 6/1/24 and at 1 East Broward Blvd. on 6/13/24.

Evan Oaks, 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, PREVIOUS CASE NUMBER CE23120361, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING. FINES WILL ACCRUE FROM THE DAY THE VIOLATION WAS FIRST OBSERVED.

Officer Oaks presented the case file into evidence and said the violation was now in compliance. He requested imposition of a \$3,500 fine, \$500 per day for the seven days the property was out of compliance and a finding of fact that the violation had existed as cited and a recurring violation would incur a \$1,000 per day fine.

Ms. Cannon imposed a \$3,500 fine, \$500 per day for the seven days the property was out of compliance and found in favor of the City that the violation had existed as cited and a recurring violation would incur a \$1,000 per day fine.

Case: CE24050273

Address: 900 SW 31 ST

Owner: TAL SHIAR PROPERTIES LLC

Service was via posting at the property on 6/1/24 and at 1 East Broward Blvd. on 6/13/24.

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Evan Oaks, 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 CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VALID VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$500 per day

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

Case: CE24050489

Address: 1220 NE 2 ST

Owner: SARKELL, BARRY

Service was via posting at the property on 6/3/24 and at 1 East Broward Blvd. on 6/13/24.

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

VIOLATIONS: 15-278(7)

THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Gavin presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited and a recurring violation would incur a \$500 per day fine.

Ms. Cannon found in favor of the City that the violation had existed as cited and a recurring violation would incur a \$500 per day fine.

Case: CE24040510

Address: 419 POINCIANA DR

Owner: GRAU, LUIS

Service was via posting at the property on 6/3/24 and at 1 East Broward Blvd. on 6/13/24.

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 CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$1,000 per day.

Ms. Cannon found in favor of the City and ordered compliance within 15 days or a fine of \$1,000 per day.

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Case: CE23090452

Address: 1451 N FEDERAL HWY

Owner: BH PLAZA DEL MAR LLC

This case was first heard on 1/25/24 to comply by 3/28/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,300 and the City was requesting the full fine be imposed.

Paulette DelGrosso, Code Compliance Officer, recommended imposition of the fine. Plus \$617 in administrative costs.

Ms. Cannon imposed the \$6,300 fine plus \$617 for administrative costs.

Case: CE23110729

Address: 729 SW 2 CT

Owner: SP FLORIDA LLC

This case was first heard on 3/28/24 to comply by 5/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE24010354

Address: 911 SW 11 AVE

Owner: NOBSMARINA INC

This case was first heard on 4/25/24 to comply by 5/30/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,300 and the City was requesting the full fine be imposed.

Ms. Cannon imposed the \$1,300 fine.

Case: CE24020035

Address: 5861 NE 14 TER

Owner: REILLY, FRANK V JR H/E; ROCHE,MYRNABEL

This case was first heard on 4/25/24 to comply by 5/5/24 and 5/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$18,700 fine, which would continue to accrue until the property was in compliance.

Case: CE23110262

Address: 516 NW 19 AVE

Owner: PALMER, ALEX M H/E; PALMER, JOHN MILLER LE

This case was first heard on 4/25/24 to comply by 5/5/24 and 5/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$21,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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Ms. Cannon imposed the \$21,500 fine, which would continue to accrue until the property was in compliance.

Case: CE23100508

Address: 1340 NE 2 AVE

Owner: SWEENEY, SHIRLEY J; SHIRLEY J SWEENEY REV TR

This case was first heard on 4/25/24 to comply by 5/5/24 and 5/30/24. 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. Cannon imposed the \$5,600 fine, which would continue to accrue until the property was in compliance.

Case: CE23110719

Address: 1245 NW 1 AVE

Owner: 1245 NW LLC

This case was first heard on 4/25/24 to comply by 5/5/24 and 5/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$8,200 fine, which would continue to accrue until the property was in compliance.

Case: CE23070553

Address: 1795 LAUDERDALE MANOR DR

Owner: THOMPSON, RUDOLPH & THOMPSON, DERRICK ET AL

This case was first heard on 2/29/24 to comply by 3/10/2 and 3/28/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,800 and the City was requesting the full fine be imposed.

Bovary Exantus, Code Compliance Officer, recommended reducing fines to administrative costs of \$560.

Ms. Cannon imposed administrative costs of \$560.

Case: CE24020485

VACATE ORDER OF 3/28/2024

Address: 1517 NE 17 TER

Owner: HAPPY SEAHORSE

This was a request to vacate the Order dated 3/28/24.

Judge Purdy vacated the Order dated 3/28/24.

Case: CE23100526

Address: 1332 NE 2 AVE

Owner: BURKE, DEBRA L

This case was first heard on 3/28/24 to comply by 4/25/24 and 5/30/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,250 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine.

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Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 56 and 57 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:

CE24030219	CE24030996	CE24050145	CE24050264
CE24050305	CE24050092	CE24050292	

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:

None

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:

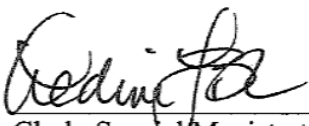
None

There being no further business, the hearing was adjourned at 1:00 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate