



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
JULY 9, 2024
ROSE ANN FLYNN PRESIDING
9:00 A.M.

Staff Present:

- Loen Garrick, Administrative Assistant
Katrina Johnson, Code Manager
Nadine Blue, Code Compliance Supervisor
Crystal Green-Griffith, 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
Patt Gavin, Code Compliance Officer
Shayqwan Kendrick, Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Code Compliance Supervisor
Robert Krock, Code Compliance Officer
Rachel Moore, Code Compliance Officer
Diego Santos, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Paul Smart, Code Compliance Officer
Gail Williams, Senior Code Compliance Officer

Respondents and witnesses

- CE24040959: Carmen [Isabel] Dreyer; Maria Vaca
CE23060986: Ramon Checo
CE24030534: Andrew Fleishman
CE23080539: Harvey Adelson; William Stecker
CE23081018: John Watson
CE24050215: Roya Edwards
CE24060010: Fabio Franco
CE24020373: Elie St. Fleur
CE24030965: Rosene Farris; Travis Knowles
CE24020016: Kimberly Perry
CE24030155: Luis Arroyo
CE22120343: Vera Sharitt
CE24060040: David Inglis
CE23110704: Paul Rapp
CE24020548: Robert Korfhage
CE24030606; CE24030588: Christopher Sharp Esq.; Dennis Rooy
CE24040694: Spencer Carosella
CE23080796: Antonietta Draichio
CE24040710: Joshua Ziegelbaum; Ian Tygar Esq.
CE24040879: Cynthia Green
CE24060338: Michael Garcia
CE24060025: Stephanie Toothaker Esq.; Roya Edwards, Jon Nigro
CE24030908: Julie Gedeusma
CE24030193: Luis Ortiz
CE24040029: Hector Heguaburo

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

The meeting was called to order at 9:10 A.M.

Case: CE24020373

REQUEST FOR EXTENSION

Address: 730 NW 19 ST

Owner: ST FLEUR, ELIE LE; ROBILLARD, HUDSON

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This case was first heard on 5/14/24 to comply by 5/24/24 and 7/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$4,600.

Gail Williams, Senior Code Compliance Officer, stated this was still operating as a community residence without approval and described the four violations still not complied.

Elie St. Fleur described their efforts to comply and said they would submit a permit in a few weeks. He requested four months. Stephanie Bass, Code Compliance Supervisor, impressed upon Mr. St. Fleur that the property must be registered as a community residence.

Ms. Flynn granted a 10-day extension for 9-363 and a 35-day extension for 9-305(b), 47-20.20.(H) and 47-18.47.A., during which time no fines would accrue.

Case: CE24030965

Address: 800 NW 4 ST

Owner: NEW MOUNT OLIVE BAPTIST; CHURCH INC

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, fines had accrued to \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Wanda Acquavella, Code Compliance Officer, said one violation remained.

Travis Knowles said they had put sod down but the nearby construction had ruined it. Officer Acquavella agreed and recommended a 63-day extension. Dorian Koloian, Code Compliance Supervisor recommended ordering the respondent to attend the 9/10/24 hearing.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/10/24 hearing.

Case: CE24020016

Address: 825 NW 3 AVE

Owner: PERRY-JOSEPH, KIMBERLY L H/E; PERRY-JOSEPH, EMMANUEL

Service was via posting at the property on 6/20/24 and at 1 East Broward Blvd. on 6/25/24.

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

VIOLATIONS: 9-313.(a) COMPLIED
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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

VIOLATIONS: 9-280(h) (1)
THE CHAIN-LINK GATE FENCE IS IN DISREPAIR. THE GATE DOES NOT FIT THE REAR AREA. THE GARAGE DOOR IS IN STATE OF DISREPAIR. THE DOOR IS MISSING OR DOES NOT CLOSE PROPERLY.

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

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VIOLATIONS: 47-34.1.A.1.

THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE ARE PERSONAL BELONGINGS AND MATERIALS, INCLUDING BUT NOT LIMITED TO BUCKETS, CAR ACCESSORIES, PLASTIC CONTAINERS/BOXES.

VIOLATIONS: 9-304(b)

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

Officer Caracas presented the case file into evidence and recommended ordering compliance with 9-278(e) and 47-34.1.A.1. within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Kimberly Perry said the work was in progress.

Ms. Flynn found in favor of the City and ordered compliance with 9-278(e) and 47-34.1.A.1. within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: CE23110704

Address: 1356 SW 25 AVE

Owner: RAPP, PAUL C

This case was first heard on 4/9/24 to comply by 6/11/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Paul Rapp described what still needed to be done and requested a 30-day extension.

Diego Santos, Code Compliance Officer, did not oppose a 35-day extension.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE23080539

ORDERED TO REAPPEAR

Address: 519 SW 27 AVE

Owner: 519 SW 27TH AVENUE LLC

This case was first heard on 4/9/24 to comply by 4/19/24, 5/14/24 and 7/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Rachel Moore, Code Compliance Officer, said a parking lot repair application had been submitted.

William Stecker, general contractor, said the parking lot was in for permits. Dorian Koloian, Code Compliance Supervisor recommended 91 days and ordering the respondent to attend the 10/8/24 hearing.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 10/8/24 hearing.

Case: CE24040710

CITATION APPEAL

Address: 2176 NE 62 ST

Owner: ZIEGELBAUM, JOSHUA & KARLA

VIOLATIONS: 15-278.(2)b.

IMMEDIATE FINE OF \$250

THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED. THE PROPERTY HAS TWO (2) BEDROOMS, SO NO MORE THAN FOUR (4) GUESTS OVERNIGHT AND SIX (6) OVERALL.

The property was cited on 4/27/24 to be complied by 4/27/24. The property was in compliance,

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there was an immediate fine of \$250 and the City was requesting the full fine be imposed.

Robert Krock, Code Compliance Officer, said the responsible party had responded and the property was brought into compliance.

Ian Tygar Esq. confirmed with Officer Krock that the original call was for loud music but the responding officer had not found that when he arrived, but he did find too many occupants at the residence. Mr. Tygar asked about the ages of the occupants, noting that the statute had an exception for people under 13. He stated he counted seven, not nine occupants and Ms. Flynn pointed out that was still too many. Mr. Tygar stated these were not people staying at the property; they had stopped by after a funeral.

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

Case: CE24050076 CITATION APPEAL
Address: 2176 NE 62 ST
Owner: ZIEGELBAUM, JOSHUA & KARLA

VIOLATIONS: 15-278.(1)(e) IMMEDIATE FINE OF \$250
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. A BLACK HONDA ACCORD VEHICLE WAS PARKED BLOCKING THE SIDEWALK AND NOT PROPERLY PARKED IN THE DRIVEWAY. THIS VIOLATION IS TRANSIENT IN NATURE AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER IT COMES IN TO COMPLIANCE OR NOT.

The property was cited on 5/2/24 to be complied by 5/2/24. The property was in compliance, there was an immediate fine of \$250 and the City was requesting the full fine be imposed.

Ian Tygar Esq. requested the fine be waived. He said the car had been moved within an hour.

Paul Smart, Code Compliance Officer, did not wish to waive the fine. Katrina Johnson, Code Manager, noted the code forbade sidewalk parking at any address, not just vacation rentals.

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

Case: CE24030534
Address: 333 SE 25 ST
Owner: FEDERAL 627 N LLC

Service was via posting at the property on 6/18/24 and at 1 East Broward Blvd. on 6/25/24.

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

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

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

VIOLATIONS: 47-22.9. COMPLIED
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE IS A FEATHER FLAG ON THE ROW WITHOUT A PERMIT.

VIOLATIONS: 47-19.4.C.2.
PLACEMENT/STORAGE OF CONTAINERS, RECEPTACLES OR DUMPSTERS THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY, OR RIGHT OF WAY IS UNLAWFUL.

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VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-3 ZONE PROPERTY. THERE ARE MULTIPLE FOOD TRUCKS BEING STORED IN THE PARKING LOT AND THEY ARE BEING UTILIZED TO CONDUCT BUSINESS. THERE IS A PORTABLE TOILET, PALLETS, CHAIRS, TABLES, CONTAINERS AND USED COOKING OIL CONTAINER ON PROPERTY AND THE RIGHT OF WAY.

Officer Santos presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$200 per day, per violation and ordering the respondent to attend the 8/13/24 hearing.

Andrew Fleishman said he subleased the property and had begun the eviction process to resolve the situation. He provided the eviction case number. He requested 30-45 days to remove the sub-tenants.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$200 per day, per violation and ordered the respondent to attend the 8/13/24 hearing.

Case: CE24040694

Address: 1744 N FEDERAL HWY

Owner: BAL HARBOUR SQUARE LLC

Service was via posting at the property on 6/25/24 and at 1 East Broward Blvd. on 6/25/24.

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

VIOLATIONS: 47-19.4.C.2.

THERE ARE TWO (2) LARGE DUMPSTERS SITTING IN THE PARKING LOT AREA AND NOT IN A REQUIRED DUMPSTER ENCLOSURE.

VIOLATIONS: 24-29.(a) COMPLIED

DUMPSTER OVERFLOWING WITH TRASH AND NOT BEING MAINTAINED IN A SANITARY CONDITION.

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

Spencer Carosella requested 120 days in case he needed to build a new enclosure. Officer Williams objected to more than 63 days and recommended ordering the respondent to attend the 9/10/24 hearing.

Ms. Flynn 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 9/10/24 hearing.

Case: CE24060040

Address: 1115 NE 2 ST

Owner: 1000504494 ONTARIO INC

Service was via posting at the property on 6/18/24 and at 1 East Broward Blvd. on 6/25/24.

Patt Gavin, 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 Gavin presented the case file into evidence and recommended ordering compliance within 15

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days or a fine of \$1,000 per day. He said an application for the certificate had been submitted but was rejected for missing information.

David Inglis thought they were in compliance as of June 18 by removing the listings.

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

Case: CE24060025

Address: 2414 E SUNRISE BLVD

Owner: KEYSTONE-FLORIDA PROPERTY HOLD

Service was via posting at the property on 5/25/24 and at 1 East Broward Blvd. on 6/25/24.

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

VIOLATIONS: 47-20.20(J)

THERE ARE 7 CONCESSION STANDS AND FLOATING DOCKS OCCUPYING THE VEHICLE PARKING SPACES. THIS CASE WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION REFERENCE CASE CE23120682 WHETHER OR NOT IT COMES INTO COMPLIANCE.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-1 ZONE PROPERTY. THERE ARE FLOATING DOCKS AND 7 CONCESSIONS STANDS BEING STORED IN THE PARKING LOT.

Officer Williams presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$200 per day, per violation and ordering the respondent to attend the 10/8/24 hearing.

Stephanie Toothaker Esq. agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$200 per day, per violation and ordered the respondent to attend the 10/8/24 hearing.

Case: CE22120343

REQUEST FOR EXTENSION

Address: 911 SW 29 ST

Owner: SHARITT, VERA

This case was first heard on 3/12/24 to comply by 7/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Diego Santos, Code Compliance Officer, said two violations remained.

Vera Sharitt said the general contractor was focusing on the interior so she could move back into the building and the items stored in the driveway would go inside the house when work was completed. She requested 90 days and Officer Santos did not object.

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

Case: CE24030193

Address: 3920 SW 14 ST 1-2

Owner: LAO BCO PROPERTIES LLC

Service was via posting at the property on 6/25/24 and at 1 East Broward Blvd. on 6/25/24.

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

VIOLATIONS: 47-39.A.14.C.6 WITHDRAWN

THERE IS GRAVEL BEING UTILIZED FOR THE OFF-STREET PARKING AREAS OF THIS RD-15 MULTIFAMILY 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 IN THE FRONT YARD.

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

Luis Ortiz agreed to comply.

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

Case: CE24050215

Address: 650 N ANDREWS AVE

Owner: 650 NORTH ANDREWS LLC

Service was via posting at the property on 6/7/24 and at 1 East Broward Blvd. on 6/25/24.

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

VIOLATIONS: 18-1.

THERE IS GRAFFITI ON THIS PROPERTY'S FENCE THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-305(a)

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE/RIGHT-OF-WAY AREA.

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

Roya Edwards agreed to comply.

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

Case: CE24030155

REQUEST FOR EXTENSION

Address: 843 NW 2 AVE

Owner: 240 FLL TR; GRUPO L CORP TRUSTEE

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 not in compliance, and fines had accrued to \$1,300.

Gustavo Caracas, Code Compliance Officer, said the representative had been working diligently and he would support an extension.

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Luis Arroyo requested an extension.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE24030588 CITATION APPEAL
Address: 1620 W STATE ROAD 84 VAC4
Owner: WM C MORRIS POST #36; AMERICAN LEGION INC

VIOLATIONS: 17-6. IMMEDIATE FINE OF \$500
THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 50DBA AFTER 10 P.M.

The property was cited on 3/15/24 to be complied by 3/15/24. The property was in compliance, there was an immediate fine of \$500 and the City was requesting the full fine be imposed.

Paul Smart, Code Compliance Officer, said he had taken three noise level readings from the complainant's property and all were over the allowed decibel levels per code of 50 DBM after 10 PM.

Christopher Sharp Esq. said the person running entertainment that night no longer worked there and they would be aware of the issue in the future. He noted that the American Legion Hall was a good neighbor and cooperated with the City during times of need. He noted that all the funds they raised went to help veterans and any fine would be a financial hardship and requested the fine be waived. Officer Smart said he had spoken with the responsible party on Friday night and the violation had recurred on Saturday. Katrina Johnson, Code Manager, recommended waiving the fine for one case but not both.

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

Case: CE24030606 CITATION APPEAL
Address: 1620 W STATE ROAD 84 PKG1
Owner: WM C MORRIS POST #36; AMERICAN LEGION INC

VIOLATIONS: 17-6. IMMEDIATE FINE OF \$500
THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS 50DBA AFTER 10 P.M.

The property was cited on 3/16/24 to be complied by 3/16/24. The property was in compliance, there was an immediate fine of \$500 and the City was requesting the full fine be imposed.

Katrina Johnson, Code Manager recommended reducing the fine to \$250. Christopher Sharp Esq. agreed to the fine reduction.

Ms. Flynn found for the City that the violation had existed as cited and reduced the fine to \$250.

Case: CE24040879
Address: 2300 NW 13 ST
Owner: GREEN, CYNTHIA D LE; GREEN, MURSHONN

Service was via posting at the property on 6/19/24 and at 1 East Broward Blvd. on 6/25/24.

Wanda Acquavella, 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.

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VIOLATIONS: 9-313.(a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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

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

Cynthia Green said the work had already been done.

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

Case: CE24020548 REQUEST FOR EXTENSION
Address: 1545 NE 2 AVE
Owner: KORFHAGE,ROBERT L; R KORFHAGE 2023 TR

This case was first heard on 5/14/24 to comply by 7/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Gail Williams, Senior Code Compliance Officer, did not object to the request for an extension.

Robert Korfhage requested 35 days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE23080796
Address: 1801 NW 5 ST
Owner: PONASA LLC

This case was first heard on 3/12/24 to comply by 6/11/24. 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.

Antonietta Draichio said they had evicted the tenant before addressing the violations. She requested 30 days.

Wanda Acquavella, Code Compliance Officer, agreed to allow 35 days for the landscaping violation but only 10 days for the trash and debris.

Ms. Flynn granted a 10-day extension for 18-12.(a) and a 35-day extension for 9-305(b), during which time no fines would accrue.

Case: CE23060986
Address: 310 SW 31 AVE
Owner: CHECO, RAMON RAY PROKOFYEVA, MARIA S ET AL

This case was first heard on 4/9/24 to comply by 6/11/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,300 and the

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City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rachel Moore, Code Compliance Officer, recommended imposition of the fine.

Ramon Checo described his progress and said there had been termite and mold issues he had needed to address immediately and this had taxed him financially. He requested 90 days. Dorian Koloian, Code Compliance Supervisor, recommended 35 days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE24040959

Address: 200 SE 19 ST

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

Service was via posting at the property on 6/18/24 and at 1 East Broward Blvd. on 6/25/24.

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

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

VIOLATIONS: 9-305(b) WITHDRAWN
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: 9-304(b)
THE PAVER DRIVEWAY IN THE SWALE IS IN DISREPAIR. PAVERS ARE CRACKED AND BROKEN AND HAVE WEEDS GROWING THROUGHOUT.

VIOLATIONS: 18-12.(a) WITHDRAWN
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. LARGE PILE OF TRASH ON THE EAST SIDE OF THE HOUSE. 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 Santos presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Carmen [Isabel] Dreyer said the City's trucks had damaged her property. She stated she needed a permit.

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

Case: CE24060010

CITATION

Address: 730 NE 5 AVE

Owner: 730 FIFTH LLC

This case was cited on 6/2/24 to comply by 6/2/24. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$ 500 and the City was requesting the full fine be imposed.

Fabio Franco said he had filed an appeal.

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Ms. Hasan confirmed that Mr. Franco had made his appeal timely.

Robert Krock, Code Compliance Officer, played video of the noise violation. Mr. Franco requested a reduction because they had complied immediately and said the violation would not recur.

Ms. Flynn found the violation had existed as cited and reduced the fine to \$250.

Case: CE24030908

Address: 2825 SW 2 CT

Owner: GEDEUSMA, JULIE H/E; AUGUSTIN, SAINTIRA

Service was via posting at the property on 6/18/24 and at 1 East Broward Blvd. on 6/25/24.

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS WORN, WITH CRACKS AND SMALL POTHOLES THROUGHOUT.

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 18-1. COMPLIED

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. MISCELLANEOUS ITEMS ARE BEING STORED IN THE BACKYARD NEAR THE SIDE GATE OF THIS RS-8 - RESIDENTIAL SINGLE-FAMILY/LOW MEDIUM-DENSITY ZONED PROPERTY.

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

Julie Gedeusma requested 90 days and Officer Moore did not object. Stephanie Bass, Code Compliance Supervisor, said resealing the driveway did not require a permit.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day.

Case: CE24040029

Address: 5910 NE 28 AVE

Owner: UDELSON, TARA S

Service was via posting at the property on 6/12/24 and at 1 East Broward Blvd. on 6/25/24.

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

VIOLATIONS: 9-305 (b)

THE GRASS IS DEAD WITH BROWN PATCHES THROUGHOUT AND NOT BEING MAINTAINED.

VIOLATIONS: 18-11 (b) COMPLIED

THE POOL IS BLACK IN COLOR AND HAS STAGNANT, DIRTY WATER AND WILL BECOME A BREEDING GROUND FOR MOSQUITOES.

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VIOLATIONS: 9-308(b) COMPLIED
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.
THE ROOF IS DIRTY AND DARK IN COLOR.

VIOLATIONS: 9-313.(a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-304(b)
THE DRIVEWAY HAS RUST STAINS, OILS STAINS AND IS COVERED WITH SAND AND DIRT.

VIOLATIONS: 24-29.(a)
TRASH CONTAINER OVERFLOWING WITH TRASH AND NOT BEING MAINTAINED.

VIOLATIONS: 18-1. COMPLIED
THERE IS CONSTRUCTION MATERIAL AND TRASH 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 Williams presented the case file into evidence and recommended ordering compliance with 9-305(b) and 9-304(b) within 63 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Hector Heguaburo described his progress and said he had a permit to remodel the interior and he had applied for a new driveway permit. He would rather the owner not need to spend money on grass now. Officer Williams said some of the subpermits had been voided and needed to be updated, and these items must be complied in the meantime.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) and 9-305(b) within 63 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Case: CE23081018

Address: 520 NW 22 AVE

Owner: DAUGHTRY, WILLER EST

This case was first heard on 3/12/24 to comply by 3/22/24 and 5/14/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,125 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Wanda Acquavella, Code Compliance Officer, recommended imposition of the fine.

John Watson said he had repaired the driveway and he had moved one car. Officer Acquavella recommended a 91-day extension.

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

Ms. Flynn took a brief recess.

Case: CE24050087

Address: 4300 N OCEAN BLVD

Owner: PLAZA EAST ASSOC INC

Service was via posting at the property on 6/21/24 and at 1 East Broward Blvd. on 6/25/24.

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Paul Smart, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 6-51.(2) COMPLIED

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE IS AN EXTERIOR LIGHT MOUNTED ON EXTERIOR TO THE NORTHEAST CORNER OF THE BUILDING THAT IS ILLUMINATING THE OCEAN. THIS IS A RECURRING VIOLATION FROM CASE CE23030336 AND WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT COMES INTO COMPLIANCE OR NOT FOR A FINDING OF FACT.

Officer Smart 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. He noted that if the violation recurred, the City could remediate the lights at the owner's expense.

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

Case: CE24050090

Address: 4040 GALT OCEAN DR

Owner: OCEAN MANOR CONDO ASSOC

Service was via posting at the property on 6/21/24 and at 1 East Broward Blvd. on 6/25/24.

Paul Smart, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 6-51.(2) COMPLIED

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE IS AN EXTERIOR LIGHT MOUNTED TO THE ROOFTOP OF THE BUILDING THAT IS ILLUMINATING THE OCEAN. THIS IS A RECURRING VIOLATION FROM CASE CE23030338 AND WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE OR NOT FOR A FINDING OF FACT.

Officer Smart 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. He noted that if the violation recurred, the City could remediate the lights at the owner's expense.

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

Case: CE24011049

Address: 450 NE 15 AVE

Owner: POULOS PROPERTIES REV TR; POULOS, ANDREW TRUSTEE

Service was via posting at the property on 6/25/24 and at 1 East Broward Blvd. on 6/25/24.

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

VIOLATIONS: 9-308(b) COMPLIED

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

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-305(b) COMPLIED

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

VIOLATIONS: 18-12.(a) COMPLIED

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

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VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY WHICH IS BLOCKING THE VIEW OF THE STOP SIGN. THIS VIOLATION IS A RECURRING VIOLATION. REFERENCE CASE NUMBER CE21080817 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

Officer Koloian presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violation 9-305(a) had existed as cited.

Ms. Flynn found in favor of the City that violation 9-305(a) had existed as cited.

Case: CE24020171

Address: 6310 NE 19 AVE

Owner: THOMPSON, NIKKO G

Service was via posting at the property on 6/25/24 and at 1 East Broward Blvd. on 6/25/24.

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

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS A BROKEN, MISSING PANEL.

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

VIOLATIONS: 9-304(b)
THE DRIVEWAY IS FADED, DISCOLORED WITH LARGE CRACKS IN THE ASPHALT.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS CAR REPAIR ITEMS ON THE NORTH SIDE OF THE PROPERTY AND OTHER MISCELLANEOUS TRASH ON THE PROPERTY.

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

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

Case: CE24020522

Address: 5230 NE 14 WAY

Owner: ASCIONE, ENRICO

Service was via posting at the property on 6/17/24 and at 1 East Broward Blvd. on 6/25/24.

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

VIOLATIONS: 47-19.4.C.2. COMPLIED
THERE IS A 2-YARD DUMPSTER ON THE SWALE AND NOT PULLED BACK TO THE PROPERTY LINE AND NOT ON A HARD DUSTLESS SURFACE.

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VIOLATIONS: 47-20.20.(H) COMPLIED
PARKING FACILITIES ARE NOT BEING PROPERLY MAINTAINED AND MAY CREATE A HAZARD OR NUISANCE. THERE ARE STAINS, DISCOLORATION OF THE PARKING AREA AND WHEEL STOPS.

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

VIOLATIONS: 18-1 COMPLIED
THERE IS A MATTRESS, GLASS TOP AND WOOD PILINGS ON THE GROUND 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 Williams presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day.

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

Case: CE24040392

Address: 1280 SW 28 RD

Owner: WOLLARD, SEAN H/E; WOLLARD, KAREN

Service was via posting at the property on 6/26/24 and at 1 East Broward Blvd. on 6/25/24.

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

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

VIOLATIONS: 18-1.
THERE ARE ITEMS BEING STORED UNDER THE CARPORT INCLUDING BUT NOT LIMITED TO: INDOOR FURNITURE, MATTRESS, BOXES, INDOOR ITEMS, BUCKETS AND OTHER MISCELLANEOUS ITEMS. THERE ARE BAGS, TRASH, RUBBISH AND DEBRIS AT THE FRONT DOOR.
THE PROPERTY 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: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND OTHER AREAS OF THE EXTERIOR HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-304(b)
THE DRIVEWAY IS NOT BEING MAINTAINED AT THIS PROPERTY. THE CONCRETE AREA HAS CRACKS AND THE DRIVEWAY APRON IS MISSING GRAVEL AND THERE ARE WEEDS GROWING THROUGH IT.

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Officer Santos presented the case file into evidence and recommended ordering compliance with 18-1. and 18-12.(a) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-1. and 18-12.(a) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: CE24040102

Address: 180 PENN WAY

Owner: 800 LLC

Service was via posting at the property on 6/26/24 and at 1 East Broward Blvd. on 6/25/24.

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

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE GARBAGE BAGS, TRASH AND DEBRIS SEEN IN THE BACK YARD FROM THE RIGHT OF WAY.

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY CONSISTING OF BEDROOM FURNITURE, DRESSER, MATTRESS, BEDFRAME, AND MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION PER CASE NUMBERS CE22010399, CE21100178, CE21110096 AND CE21030066, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE SWALE AREA ALSO HAS A HUGE HOLE WHERE GRASS ONCE WAS.

Officer Moore presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violation 47-39.A.1.b.(6)(b) had existed as cited.

Ms. Flynn found in favor of the City that violation 47-39.A.1.b.(6)(b) had existed as cited.

Case: CE24050670

Address: 1300 S STATE ROAD 7

Owner: SHARPE, CLARISSA; SHARPE, ERIC

Service was via posting at the property on 6/25/24 and at 1 East Broward Blvd. on 6/25/24.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THE REAR SWALE INCLUDING BUT NOT LIMITED TO A WHEELCHAIR, BAGS OF TRASH, BROKEN BARRICADES ETC. THIS IS A RECURRING VIOLATION

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OF PREVIOUS CASE CE21020959 AND WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-306

GRAFFITI HAS BEEN PAINTED ON EXTERIOR EAST WALL OF THIS OCCUPIED COMMERCIAL PROPERTY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE CE21020959 AND WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

Officer Koloian presented the case file into evidence and said violation 18-12.(a) was now in compliance. She recommended ordering compliance with 9-306 within 10 days or a fine of \$100 per day and requested a finding of fact that violation 18-12.(a) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance with 9-306 within 10 days or a fine of \$100 per day and found for the City that violation 18-12.(a) had existed as cited.

Case: CE24010284

Address: 807 NW 4 AVE 1-4

Owner: 807 NW 4TH AVE LLC

Service was via posting at the property on 6/20/24 and at 1 East Broward Blvd. on 6/25/24.

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

VIOLATIONS: 9-278(e) COMPLIED

THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL 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 INCLUDING THE SWALE.

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.

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

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

Case: CE23120210

Address: 1209 SE 2 ST

Owner: 1205 & 1209 SE 2ND STREET LLC

Service was via posting at the property on 6/19/24 and at 1 East Broward Blvd. on 6/25/24.

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

VIOLATIONS: 47-20.20.(H)

THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA NEEDS TO BE RESURFACED AND RESTRIPEDED. THERE ARE AREAS OF THE CONCRETE PARKING FACILITY THAT IS CRACKED AND/OR HAS MISSING CONCRETE.

VIOLATIONS: 9-308(b)

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

VIOLATIONS: 18-12.(a)

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

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VIOLATIONS: 9-306

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

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

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Case: CE24050847

Address: 812 SE 6 CT

Owner: FULTON, PETER B JR

Service was via posting at the property on 6/19/24 and at 1 East Broward Blvd. on 6/25/24.

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

VIOLATIONS: 47-21.15.A

IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. A PELTOPHORUM TREE WAS REMOVED WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT UP TO THE SPECIAL MAGISTRATE TO REQUEST THE IMPOSITION OF FINES FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day and imposition of a \$150 fine for the tree removal.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day and imposed a \$150 fine for the tree removal.

Case: CE24020215

Address: 300 SW 22 ST

Owner: SANDS REAL ESTATE LLC

Service was via posting at the property on 6/18/24 and at 1 East Broward Blvd. on 6/25/24.

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

VIOLATIONS: 47-20.13.G.1.

THE SWALE/RIGHT-OF-WAY AREA AROUND THE PROPERTY HAS BEEN ALTERED WITHOUT FIRST OBTAINING THE PROPER PERMITS FROM THE CITY OF FORT LAUDERDALE. THE LIVING GROUND COVER IN AND AROUND THE PROPERTY HAS BEEN REPLACED WITH GRAVEL.

VIOLATIONS: 18-1 COMPLIED

THERE IS A TRASH BAGS AND BUCKETS AT THIS PROPERTY UNDER THE CARPORT THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-306 COMPLIED

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

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VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 SINGLE FAMILY ZONE 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 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: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE AND TRAILER ON THE SWALE (OR) ON THE PROPERTY.

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION.

Officer Santos presented the case file into evidence and recommended ordering compliance with 9-363 within 10 days or a fine of \$250 per day and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 10 days or a fine of \$250 per day and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Case: CE24030579

Address: 1800 SE 23 AVE

Owner: GILLESPIE, MARY L H/E GILLESPIE, CHERYL ET AL

Service was via posting at the property on 6/18/24 and at 1 East Broward Blvd. on 6/25/24.

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

VIOLATIONS: 18-1.
THERE IS A PALM TREE BLOCKING THE CLEAR VIEW OF A TRAFFIC DEVICE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT MAY THREATEN OR ENDANGER THE PUBLIC HEALTH SAFETY.

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

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

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A DEAD TREE IDENTIFIED AS A NORFOLK PINE ON THE PROPERTY THAT MAY BECOME A HAZARD.

VIOLATIONS: 9-304(b) COMPLIED
THE ASPHALT DRIVEWAY IS FADED AND HAS CRACKS IN THE SURFACE.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS AND ROOF HAVE NOT BEEN MAINTAINED. THERE ARE AREAS THAT ARE STAINED WITH A BLACK MILDEW-LIKE SUBSTANCE.

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

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

Case: CE24030724

Address: 901 MANDARIN ISLE

Owner: THR FLORIDA LP

Service was via posting at the property on 6/18/24 and at 1 East Broward Blvd. on 6/25/24.

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

VIOLATIONS: 9-304(b)

THERE ARE EXTENSIVE CRACKS AND BREAKS THROUGHOUT THE DRIVEWAY AT THIS LOCATION.

VIOLATIONS: 9-306 COMPLIED

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

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

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

Case: CE24050666

Address: 6400 NE 19 AVE

Owner: TOAL, TIMOTHY MICHAEL & JILLIAN

Service was via posting at the property on 6/19/24 and at 1 East Broward Blvd. on 6/25/24.

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.

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

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

Case: CE24050703

Address: 5760 NE 18 AVE

Owner: GROUP VENTURES FL II LLC

Service was via posting at the property on 6/19/24 and at 1 East Broward Blvd. on 6/25/24.

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 recommended ordering compliance within 15 days or a fine of \$500 per day.

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

Case: CE24050879

Address: 2148 NE 58 ST

Owner: BRENNAN, KERRY P

Service was via posting at the property on 6/19/24 and at 1 East Broward Blvd. on 6/25/24.

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 recommended ordering compliance within 15 days or a fine of \$1,000 per day.

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

Case: CE24050692

Address: 401 N BIRCH RD 1111

Owner: MY MINI GROUP LLC

Service was via posting at the property on 6/18/24 and at 1 East Broward Blvd. on 6/25/24.

Patt Gavin, 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.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$250 per day.

Case: CE24050687

Address: 1457 NE 53 ST

Owner: YOUSEF, KARL ANDREW

Service was via posting at the property on 6/19/24 and at 1 East Broward Blvd. on 6/25/24.

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

VIOLATIONS: 15-278(7) COMPLIED

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.

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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 repeat violation would incur a \$500 per day fine.

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

Case: CE24060009 CITATION
Address: 5451 NE 22 AVE
Owner: PJ VACATION 111 LLC; PEREIRA, EUZEBIO ET AL

This case was cited on 6/1/24 to comply by 6/1/24. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$500 fine

Case: CE24050406 CITATION
Address: 1112 NE 10 AVE
Owner: TPRU LLC

This case was cited on 5/12/24 to comply by 5/12/24. Violations and extensions were as noted in the agenda. The property was in compliance there was an immediate fine of \$250 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$250 fine.

Case: FC24020003
Address: 1131 NE 15 AVE
Owner: PSD INVESTMENTS 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, fines had accrued to \$2,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,700 fine, which would continue to accrue until the property was in compliance.

Case: CE23070407
Address: 5331 NE 16 TER
Owner: WOOD, RUSSELL W

This case was first heard on 3/12/24 to comply by 6/11/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,400 fine, which would continue to accrue until the property was in compliance.

Case: CE23060359 REQUEST FOR EXTENSION
Address: 411 SW 31 AVE
Owner: CUMBERBATCH, JOHN R; CUMBERBATCH, MADLYN E

This case was first heard on 10/10/23 to comply by 12/12/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,575 and the

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City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rachel Moore, Code Compliance Officer, said the property was receiving help from Rebuilding Together South Florida and recommended a 91-day extension.

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

Case: CE23080222

Address: 3750 SW 8 ST

Owner: BUNSIE, DWAYNE EST

This case was first heard on 12/12/23 to comply by 12/22/23 and 1/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$37,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$37,900 fine, which would continue to accrue until the property was in compliance.

Case: CE23060733

Address: 1343 NW 13 AVE

Owner: TAYLOR, JEFFREY

This case was first heard on 9/28/23 to comply by 10/26/23 and 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,075 and the City was requesting a 35-day extension.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE23100070

Address: 3117 SW 12 AVE

Owner: MCDAVID, MICHAEL

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

Case: CE23110570

Address: 1460 SW 24 CT 1-4

Owner: PIERRE-PAUL, SMITH EST

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 \$9,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$9,200 fine, which would continue to accrue until the property was in compliance.

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Case: CE24020309

Address: 1237 SW 9 AVE

Owner: DICKERSON, ADAM

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

Case: CE23080282

REQUEST FOR EXTENSION

Address: 74 FIESTA WAY

Owner: BROWN, JOHN A

This case was first heard on 3/12/24 to comply by 3/22/24 and 5/14/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,400.

Dorian Koloian, Senior Code Compliance Officer, recommended allowing the fines to begin.

Ms. Flynn did not grant an extension so fines would begin.

Case: CE23110687

REQUEST FOR EXTENSION

Address: 2798 NW 20 ST

Owner: REGISTERED HOLDERS OF MS ABS TR;
%F L W WEISMAN & GORDON LLP

This case was first heard on 4/9/24 to comply by 5/14/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Ms. Flynn did not grant an extension so the fines would begin.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on page 36 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:

CE23110218

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:

CE24050089 CE24060338

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

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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:

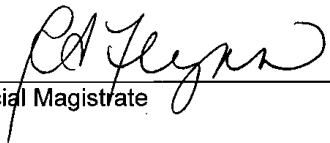
None

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 11:49 A.M.


Special Magistrate

ATTEST:

CLERK, SPECIAL MAGISTRATE