



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
JULY 25, 2024
ANNETTE CANNON PRESIDING
9:00 A.M.

Staff Present:

Loen Garrick, Administrative Assistant
Katrina Johnson, Code Manager
Nadine Blue, Administrative Supervisor
Crystal Green-Griffith, Administrative Assistant
Tamara Lakes, Administrative Assistant
Jehenna Williamson, Administrative Assistant
Wanda Acquavella, Code Compliance Officer
Amy Brown, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer

Leonard Champagne, Senior Code Compliance Officer
Edward Eason, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Matthew Flesher, Code Compliance Officer
Manuel Garcia, Senior Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Code Compliance Supervisor
Jessica Martinez, Code Compliance Officer
Jean Claude Noel, Code Compliance Officer
Evan Oaks, Code Compliance Officer
Karen Proto, 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
Vanessa Willis, Code Compliance Officer

Respondents and witnesses

CE24030462: Charles Williams
CE23020904: Courtney Crush Esq.
CE24060211: Viviane Chanca; Alessandra Chanca-Ramos
CE24050271: Lindsay Chase
CE23090695: Erin Myers
CE24030953: Kevin Eutsey; Mohammed Ghanam
CE24050144: Christopher Bellacose
CE23070773: Dutrick LeClair
CE23070452: Andres Chavarro
CE24010094: Christopher Gallego
CE23040228; CE24030003: Angela Bennet
CE23120392: Eyal Tsur
CE23050197: Stephanie Wedgeworth
CE24030235: Brandon Ramos
CE24010868: Wilbert Small
CE23020559: Verna Dupont
CE22020168: Manuelita Reynald
CE24031075: Sabrina Barnett
CE24030496: Frustlin Monpremier
CE23050336: Roya Edwards
CE23100475: Kenneth King
CE24050058: Joseph Sanzeri
CE24040818: John Kraus; Jennifer Jarkow-Kraus
CE24030146: Ashley Cher-Enfant; Telmat Cher-Enfant
CE24020847: Jose Cedeno
CE24020440: Chrislaine Duperlord; Dently Duperlord
CE23110485: Ethel Claire Will
CE24030878: Marilyn Cunningham
CE23050084: Christopher Smith Esq.
CE24030530: Gunnar Barcomb
CE23120576: Dave Sinclair
CE24040569: Soniard Alcius
CE23110645: Virginia Smith; Russell Casteel; Laura Shula
CE24020363: Mitchell Klevansky
CE21100122: GW and Helen Leslie
CE24050024: Carolina Lugo
CE23010786: Andrew Schein; Richard Haesher
CE23010789: Aldo Ducci

Special Magistrate Hearing

July 25, 2024

Page 2

CE24040829: David Vaughn
CE24030322: Craig Thabit
CE24060162: Richard Edwards; Destiny Edwards
CE24040591: Jabaal Sheard

CE24030192: Najla Dahab
CE23100600: Susan Jaen

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

The meeting was called to order at 9:06 A.M.

Case: CE23110645

Address: 2740 NW 24 CT
Owner: SMITH, VIRGINIA R

This case was first heard on 4/9/24 to comply by 7/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Karen Proto, Code Compliance Officer, recommended an extension.

Russell Casteel, Construction Review Specialist for the City, said the owner had received a City grant for several repairs to the home. He requested the maximum extension. Officer Proto recommended 147 days.

Virginia Smith, owner, was present.

Ms. Cannon granted a 147-day extension, during which time no fines would accrue.

Case: CE23050084

VACATE OIF & REHEAR

Address: 2017 NW 21 AVE
Owner: GILES, LAURA E EST

This case was first heard on 9/12/24 to comply by 11/14/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,250 and the City was requesting \$1,059 be imposed. This was a request to vacate the Order Imposing the Fine and rehear the case.

Karen Proto, Code Compliance Officer, recommended imposing administrative costs of \$1,059.

Christopher Smith Esq. agreed to the fine reduction. He thanked Officer Proto and City staff for helping get the property into compliance.

Ms. Cannon vacated the Order Imposing the Fine and imposed administrative costs of \$1,059.

Case: CE24020363

Address: 2741 NE 30 ST
Owner: KROCHTA, KRISTINA; STEFAN & K KROCHTA REV LIV TR

This case was first heard on 5/30/24 to comply by 6/9/24 and 8/29/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

July 25, 2024

Page 3

Manuel Garcia, Code Compliance Officer, recommended a 35-day extension and ordering the respondent to attend the 8/29/24 hearing.

Mitchell Klevansky claimed the property had been in compliance since May and said there should be no fines.

Ms. Cannon granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/29/24 hearing.

Case: CE23100600 REQUEST FOR EXTENSION

Address: 6351 NE 20 WAY

Owner: JAEN, ELOY E JR & SUSAN FRANCES

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, and fines would begin on 7/26/24.

Williams, Senior Code Compliance Officer, recommended a 63-day extension and ordering the respondent to attend the 9/26/24 hearing.

Gail Susan Jaen described her progress and requested at least two months.

Ms. Cannon granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/26/24 hearing.

Case: CE23100475

Address: 1437 NW 10 PL

Owner: KING, MOLLY PEARL

This case was first heard on 5/30/24 to comply by 6/9/24 and 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,350 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.

Kenneth King said his mother and he could not afford the fines. She was on Social Security and Mr. King was applying for disability. Officer Exantus agreed to put Mr. King in touch with sources to help.

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

Case: CE24031075

Address: 1209 NE 13 AVE 1-2

Owner: BARNETT, SABRINA

This case was first heard on 5/30/24 to comply by 6/14/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,500 and the City was requesting the full fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, recommended imposing a fine of \$500 per day for the two days the violation was found to have existed for a total of \$1,000.

Special Magistrate Hearing

July 25, 2024

Page 4

Sabrina Barnett said the property was in compliance since June 12, two days before the deadline. Amy Brown, Code Compliance Supervisor, said the City was requesting the fines because the vacation rental ads had been up online on two occasions. Ms. Barnett said she had not put up the ad and the property had been vacant since May.

Ms. Cannon imposed administrative costs of \$672.

Case: CE23050336

Address: 1242 NE 5 TER

Owner: LAND MEN GROUP LLC

This case was first heard on 2/29/24 to comply by 5/30/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,500 and the City was requesting the full fine be imposed.

Jean Claude Noel, Code Compliance Officer, recommended imposition of the full fine.

Roya Edwards requested a reduction to administrative fees and Officer Noel agreed, and said the fees totaled \$709.

Ms. Cannon imposed administrative costs of \$709.

Case: CE24040818

Address: 1544 NW 7 TER

Owner: JARKOW-KRAUS, JENNIFER; KRAUS, JOHN

Service was via posting at the property on 7/11/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 9-280(h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE WOOD FENCE THROUGHOUT THE ENTIRE SURROUNDING OF THE PROPERTY THAT WERE OBSERVED BROKEN, LEANING, MISSING SLOTS WITH CHIPPED AND MISSING PAINT.

VIOLATIONS: 9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING ON THE RIGHT-OF-WAY AND OBSTRUCTING THE VIEW OF A TRAFFIC SIGNAL DEVICE ALONG NW 7 TER.

VIOLATIONS: 18-12.(a)

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.

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: 9-280(h) (2)

THERE IS AN ACCESSORY STRUCTURE AT THIS PROPERTY IN DISREPAIR. THE TIKI HUT AT THIS PROPERTY WAS OBSERVED TO BE IN DISREPAIR DUE TO PORTIONS OF THE ROOF BEING BROKEN, MISSING AND IN AN OVERALL STATE OF NEGLECT.

Special Magistrate Hearing

July 25, 2024

Page 5

Officer Garcia presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

John Kraus and Jennifer Jarkow- Kraus agreed to comply.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: CE24010868

Address: 1112 NE 5 TER

Owner: SMALL, WILBERT

This case was first heard on 4/25/24 to comply by 5/30/24 and 6/27/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,400 and the City was requesting administrative costs of \$626.

Manuel Garcia, Code Compliance Officer, recommended reducing fines to administrative costs of \$626.

Wilbert Small requested a further reduction. He said the final inspection was delayed to due rain.

Ms. Cannon imposed \$500.

Case: CE24020847

Address: 1615 NW 8 AVE

Owner: ALPHA & OMEGA INVESTMENT GRP 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 not in compliance, fines had accrued to \$29,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Jose Cedeno said he had purchased the property five weeks ago, unaware of the violations. He said he would clean the property the following day.

Ms. Hasan said \$7,400 had already been imposed. Mr. Cedeno said a \$4,000 fine had been paid off at the property closing. This was the only violation the title company provided on the lien search.

Ms. Cannon granted a 15-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/29/24 hearing.

Case: CE23010786

REQUEST FOR EXTENSION

Address: 3100 NE 32 AVE

Owner: PAKMAN INTRACOASTAL LLC

This case was first heard on 5/25/23 to comply by 6/5/23 and 7/28/23. Violations and extensions were as noted in the agenda. The property was not in compliance, \$5,000 in fines had been imposed and fines would begin again on 7/25/24.

Dorian Koloian, Senior Code Compliance Officer, said this was an update.

Andrew Schein Esq., the owners' attorney, anticipated having the demolition permit in the next

Special Magistrate Hearing

July 25, 2024

Page 6

two to three weeks and the demolition would take six weeks. He requested 90 days. Officer Koloian agreed.

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

Case: CE23020904

Address: 201 S FORT LAUDERDALE BEACH BLVD

Owner: TRD OF FORT LAUDERDALE LLC

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 \$1,700 and the City was requesting administrative costs of \$838.

Dorian Koloian, Senior Code Compliance Officer, recommended reducing fines to administrative costs of \$838.

Courtney Crush Esq. thanked the City for the fine reduction.

Ms. Cannon imposed administrative costs of \$838.

Case: CE24030462

Address: 125 NE 16 TER

Owner: GABAI, SHLOMIT H

This case was first heard on 5/30/24 to comply by 6/14/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$18,600 and the City was requesting administrative costs of \$672.

Leonard Champagne, Senior Code Compliance Officer, recommended reducing fines to administrative costs of \$672.

Charles Williams thanked the City.

Ms. Cannon imposed administrative costs of \$672.

Case: CE23050197

Address: 915 SW 2 CT

Owner: MUZECHUK, GARY L; WEDGEWORTH, STEPHANIE J

Service was via posting at the property on 7/3/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 9-280 (C)

THE FRONT PORCH/STAIRWAY IS IN DISREPAIR. THE PORCH IS BROKEN AND NOT LEVELED.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE RIGHT-SIDE FENCE DOOR IS BROKEN OFF.

VIOLATIONS: 9-306

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

Special Magistrate Hearing

July 25, 2024

Page 7

VIOLATIONS: 9-305(b)

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

Officer Eason presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation and ordering the respondent to attend the 12/10/24 hearing.

Stephanie Wedgeworth requested the maximum extension and said their home had flooded in April 2023 and again in June 2024. She stated they needed to elevate the home and perform soil stabilization which would cost \$130,000, and they had applied for grants to help cover those costs. She said this was a very lengthy process. Amy Brown, Code Compliance Supervisor, said she was communicating with Ms. Wedgeworth and suggested ordering the respondent to attend the 12/10/24 hearing.

Ms. Cannon found in favor of the City and ordered compliance within 147 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 12/10/24 hearing.

Case: CE24030192

REQUEST FOR EXTENSION

Address: 3924 SW 14 ST 1-2

Owner: DAHAB FAM REV TR

This case was first heard on 5/30/24 to comply by 6/9/24 and 7/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$200.

Dorian Koloian, Senior Code Compliance Officer, said one violation remained.

Najla Dahab said their first contractor had become overwhelmed and dropped the case. She described her subsequent issues with contractors. Officer Koloian recommended a 91-day extension and ordering the respondent to attend the 10/24/24 hearing.

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

Case: CE24030496

Address: 1214 NW 6 AVE 1-2

Owner: MONPREMIER, FRUSTLIN J

Service was via posting at the property on 7/11/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

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

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.

VIOLATIONS: 47-20.20.(H)

THE PARKING AREA AT THIS RD-15 ZONED PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED TO BE COVERED IN A NON-DUSTLESS MATERIAL, WITH OVERGROWN WEEDS IN THE GRAVEL PORTION, STAINED AND CRACKED WITH UNEVEN SURFACES.

VIOLATIONS: 47-21.16.A. COMPLIED

THERE IS A DEAD TREE STUMP IN THE FRONT OF THIS PROPERTY.

Special Magistrate Hearing

July 25, 2024

Page 8

VIOLATIONS: 9-280 (C) COMPLIED
THE WALKWAY AT THIS PROPERTY WAS OBSERVED IN DISREPAIR. PORTIONS OF THE WALKWAY WERE OBSERVED CRACKED, UNEVEN AND IN NEED OF MAINTENANCE.

VIOLATIONS: 9-304 (b) COMPLIED
THERE IS A VEHICLE PARKED ON THE GRASS AREA OF THE PROPERTY.

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

VIOLATIONS: 9-280 (b) COMPLIED
THERE ARE BROKEN WINDOWS AT UNIT 1 (1204) ON THE PROPERTY.

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

Frustlin Monpremier 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: CE23090695

Address: 700 SW 4 PL

Owner: JORDAN, SCOTT ERIC; MYERS, ERIN MARY

This case was first heard on 3/28/24 to comply by 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Erin Myers said they needed to repair the dock and the seawall and everything must be approved by the Marine Advisory Board, as well as the Army Corps of Engineers. She said the approvals would take some time.

Ms. Cannon granted a 139-day extension, during which time no fines would accrue and ordered the respondent to attend the 12/10/24 hearing.

Case: CE24030322

Address: 1378 SW 24 AVE

Owner: THABIT, CRAIG P LE; THABIT, NORMAN W ET AL

Service was via posting at the property on 7/10/24 and at 1 East Broward Blvd. on 7/11/24.

Diego 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 ON THE PROPERTY AND SWALE.

Special Magistrate Hearing

July 25, 2024

Page 9

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

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY IS NOT MAINTAINED, IT IS MISSING GRAVEL.

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 INCLUDING FRONT DOOR.

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

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

Craig Thabit said City garbage trucks had damaged the driveway and he had filed a claim with Risk Management. He stated his property was posted "No Trespassing" and officer Santos had trespassed on his property to take the photos and should have a warrant. He claimed Officer Santos had damaged his property. Officer Santos said no damage was caused by any City inspector. He noted the photos were taken from the public area. He said the property did have a swale. Officer Koloian confirmed the photos had been taken from the public right-of-way and informed Mr. Thabit he was responsible to maintain the swale. Ms. Hasan informed Mr. Thabit that Waste Management, a contractor, collected trash, not the City and Risk Management would have informed him of this. Amy Brown, Code Compliance Supervisor stated she and officer Santos had met with Mr. Thabit to inform him how to comply.

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

Case: CE24030878

Address: 1793 LAUDERDALE MANOR DR

Owner: CUNNINGHAM, MARILYN B

Service was via posting at the property on 7/12/24 and at 1 East Broward Blvd. on 7/11/24.

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

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

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22020187 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS SHOPPING CARTS FILLED WITH ITEMS, CONTAINERS AND LIDS, ROLLED UP TARPS AND OTHER MISCELLANEOUS ITEMS.

Special Magistrate Hearing

July 25, 2024

Page 10

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: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. BUICK RIVERIA WITH NO TAG. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22020187 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation. Violation 18-4.(c) was now in compliance and he requested a finding of fact that violation 18-4.(c) had existed as cited.

Marilyn Cunningham said everything had been done. Officer Exantus stated violations 9-305(a), 9-305(b), 47-34.1.A.1., and 9-306 remained.

Ms. Cannon found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation. She also found in favor of the City that violation 18-4.(c) had existed as cited.

Case: CE23070452

Address: 741 NW 15 WAY

Owner: GABRIELA'S INVESTMENT LLC

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 \$1,400 and the City was requesting the full fine be imposed.

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

Andres Chavarro said he had been unable to locate sod for a while and then he had been ill for some time and unable to do the work. He requested a fine reduction. Officer Seiderman recommended reducing fines to administrative costs of \$856.

Ms. Cannon imposed administrative costs of \$856.

Case: CE24030146

Address: 1600 NW 8 AVE

Owner: CHER-ENFANT, KENSLEY JONES;

CHER-ENFANT, ASHLEY DENISE ET AL

This case was first heard on 5/30/24 to comply by 6/9/24 and 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,000 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.

Ashley Cher-Enfant requested an extension.

Ms. Cannon imposed the \$17,000 fine, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

July 25, 2024

Page 11

Case: CE23010789

Address: 3204 DAVIE BLVD

Owner: SARRIA HOLDINGS II INC

This case was first heard on 7/27/23 to comply by 8/6/23 and 8/31/23. Violations and extensions were as noted in the agenda. The property was in compliance, and the City was requesting \$4,200 be imposed.

Bernstein Saimbert, Code Compliance Officer, recommended imposition of the fine.

Aldo Ducci said he had been trying to communicate with Officer Jolly, but he was no longer with the City. He said he had last heard from Officer Jolly informing him he would be inspecting the property. Katrina Johnson, Code Manager, recommended reducing fines to administrative costs of \$1,290.

Ms. Cannon imposed administrative costs of \$1,290.

Case: CE24040569

Address: 2674 E OAKLAND PARK BLVD

Owner: GONGALES, ARRON C; STRAMAGLIA, VITO

Service was via posting at the property on 7/11/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 18-1.

THERE IS PLAINLY AUDIBLE AMPLIFIED NOISE THAT HAS BEEN DETECTED FROM THE CITY OF FORT LAUDERDALE RIGHT OF WAY AT A DISTANCE OF OVER TWENTY-FIVE (25) FEET FROM THE SOUND SOURCE LOCATED AT THIS PROPERTY. THE PLAINLY AUDIBLE AMPLIFIED NOISE WAS DETERMINED TO BE A PUBLIC NUISANCE VIOLATION FOLLOWING THE NOISE RESTRICTIONS UNDER SECTION 17-7.1.B. THE PLAINLY AUDIBLE AMPLIFIED NOISE WAS CONSIDERED TO THREATEN OR ENDANGER THE PUBLIC HEALTH, SAFETY AND WELFARE AS WELL AS IT MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. DUE TO THE PUBLIC NUISANCE NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED AT A SPECIAL MAGISTRATE HEARING FOR A FINDING OF FACT AND AN IMPOSITION OF FINES OF UP TO FIFTEEN THOUSAND (15,000) DOLLARS.

Officer Garcia 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 recommended imposing a fine of \$15,000. He played a video recording of the incident.

Soniard Alcius said he had worked with inspectors to ensure the sound measurements did not exceed allowable limits. He claimed the inspectors informed him that the rules had changed and they stopped using decibel meters to judge the sound levels and if they could hear the music from a certain distance, they determined it was a violation. Ms. Hasan stated this was not new; the code indicated several ways for the City to monitor noise, including allowing the officer to listen from the public right-of-way. Noise measuring devices were not required. Mr. Alcius stated this was the first time a Code Officer had not used a measuring device. Officer Garcia pointed out that the City received many noise complaints about this property.

Ms. Cannon found in favor of the City that the violation had existed as cited and imposed a \$1,500 fine.

Case: CE24040591

Address: 1421 SW 32 ST

Owner: A&J LUX LLC

This case was first heard on 5/30/24 to comply by 6/14/24. Violations and extensions were as

Special Magistrate Hearing

July 25, 2024

Page 12

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.

Evan Oaks, Code Compliance Officer, recommended reducing fines to administrative costs of \$534

Jabaal Sheard agreed to the fine reduction.

Ms. Cannon imposed administrative costs of \$534.

Case: CE24020440

Address: 1639 NW 8 AVE

Owner: DUPERLORD, GHISLAINE

This case was first heard on 5/30/24 to comply by 6/9/24 and 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,400 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.

Chrislaine Duperlord said she was doing her best to comply. Dently Duperlord, the owner's nephew, said the tenants were responsible for some of the violations. He requested an extension. Officer Garcia said the remaining violations were minor. He would not object to an extension and suggested ordering the respondent to attend the 8/29/24 hearing.

Ms. Cannon granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/29/24 hearing.

Case: CE22020168

Address: 1207 NW 15 ST

Owner: RAYNALD, MANUELITA

This case was first heard on 5/30/24 to comply by 6/9/24 and 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,050 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.

Moses Prince, the owner's son, said the vehicle had been moved. He stated they were working toward compliance. Officer Exantus said as of the previous day, the vehicle had been on the grass and the swale was missing ground cover. Dorian Koloian, Code Compliance Supervisor, recommended imposition of the fine.

Ms. Cannon imposed the \$5,050 fine, which would continue to accrue until the property was in compliance.

Case: CE24050058

Address: 1520 NE 4 AVE

Owner: SANZERI, CONNIE; SANZERI, JOSEPH C

Service was via posting at the property on 7/12/24 and at 1 East Broward Blvd. on 7/11/24.

Manuel Garcia, Senior 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 ITS SWALE.

Special Magistrate Hearing

July 25, 2024

Page 13

- VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE BEING STORED ON THE PROPERTY. THE SUBJECT VEHICLE WAS DETERMINED TO BE DERELICT AS PER THE DEFINITION UNDER SECTION 18-3 DUE TO MISSING REGISTRATION AND FLAT TIRES.
- VIOLATIONS: 9-308(b) COMPLIED
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.
- 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: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS CB- ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO POTTED PLANTS IN POOR CONDITIONS, DISPLAY FURNITURE AND OTHER MISCELLANEOUS ITEMS.
- VIOLATIONS: 15-28
THERE ARE BUSINESSES AT THIS LOCATION THAT ARE OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.
- VIOLATIONS: 9-280(h) (1)
THERE IS A WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. PORTIONS OF THE WOOD FENCE WERE OBSERVED BROKEN AND IN DISREPAIR.
- 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: 47-21.16.A. COMPLIED
THERE IS A DEAD TREE ON THE PROPERTY.

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

Joseph Sanzeri said the walls were not in disrepair and there was no peeling paint. Officer Garcia agreed to meet with Mr. Sanzeri to explain what should be done to comply.

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

Case: CE24010094 ORDERED TO REAPPEAR

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 \$1,700.

Gustavo Caracas, Code Compliance Officer, said the outdoor seating permits were in process.

Christopher Gallego requested more time to get the permit approved.

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

Special Magistrate Hearing

July 25, 2024

Page 14

Case: CE24030003

Address: 900 NE 17 TER

Owner: 900 NE 17TH TERRACE LLC

Service was via posting at the property on 7/5/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: Sec. 24-7(b) COMPLIED

THERE IS ILLEGAL DUMP BULK TRASH ON THE RIGHT OF WAY, NOT ON THE SCHEDULED DATE AND TIME. THE TRASH INCLUDES BUT NOT LIMITED TO INDOOR FURNITURE AND OTHER MISCELLANEOUS TRASH AND DEBRIS THE PROPERTY.

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-1. COMPLIED

THERE IS A MATTRESS, HEADBOARD AND OTHER MISCELLANEOUS ITEMS STORED NEXT TO THE DUMPSTER 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: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS CRACKS/DAMAGED AREAS AND STAINS OF DIRT/OIL. THERE ARE WHEEL STOPS WHICH ARE DAMAGED OR NOT SECURED AND THE STRIPING IS FADED AND/OR MISSING.

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

Angela Bennet said they had the permit and were working to comply.

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

Case: CE23040228

Address: 1240 NE 5 AVE

Owner: 1240 NE 5TH AVENUE LLC

This case was first heard on 5/30/24 to comply by 6/9/24 and 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jean Claude Noel, Code Compliance Officer, recommended imposition of the fine.

Angela Bennet said the tenant had not notified the owner of the violation or the May hearing and they had begun eviction proceedings against the tenant. She requested 60 days. Officer Noel confirmed

Special Magistrate Hearing

July 25, 2024

Page 15

that as soon as the owner was aware of the violations, they had contacted him and were working to comply. Katrina Johnson, Code Manager, opposed an extension, noting the community had made cleaning up this property a priority.

Ms. Cannon imposed the \$4,500 fine, which would continue to accrue until the property was in compliance.

Case: CE24040829

Address: 1333 NW 4 AVE

Owner: VAUGHN, DAVID T

Service was via posting at the property on 7/15/24 and at 1 East Broward Blvd. on 7/11/24.

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.

VIOLATIONS: 18-11.(a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND 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: 18-12.(a)

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

VIOLATIONS: 9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-308(b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280(h)(1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE WOOD FENCE THAT HAVE BROKEN AND MISSING SLOTS.

VIOLATIONS: 47-20.20.(H)

THE PARKING AREA AT THIS RDS-15 ZONED MULTI FAMILY PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED UNEVEN, COVERED IN A NON-DUSTLESS MATERIAL, OVERGROWN WITH WEEDS AND NOT PROPERLY MAINTAINED.

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: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE BEING STORED ON THIS PROPERTY. THE VEHICLE WAS DETERMINED TO BE DERELICT AS PER THE DEFINITION UNDER SECTION 18-3 DUE TO EXPIRED REGISTRATION AND BEING USED FOR STORAGE.

Special Magistrate Hearing

July 25, 2024

Page 16

Officer Garcia presented the case file into evidence and recommended ordering compliance with 18-11.(a), 18-12.(a), and 9-313.(a) within 10 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

David Vaughn described his efforts to comply.

Ms. Cannon found in favor of the City and ordered compliance with 18-11.(a), 18-12.(a), and 9-313.(a) within 10 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Case: CE23110485

REQUEST FOR EXTENSION

Address: 1661 SW 27 AVE

Owner: WILL, CLAIRE C

This case was first heard on 5/14/24 to comply by 7/9/24 and 7/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines would begin on 7/26/24.

Diego Santos, Code Compliance Officer, said one violation remained and he would not object to an extension.

Ethel Claire Will requested 90 days.

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

Case: CE24060211

Address: 433 NW 15 WAY

Owner: DE OLIVEIRA CHANCA, VIVIANE

Service was via posting at the property on 6/27/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 15-272(a) COMPLIED

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITHOUT THE REQUIRED 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 said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited and a reoccurrence would result in a \$1,000 per day fine.

Diego Santos, Code Compliance Officer, acted as interpreter for the owner, Viviane Chanca. Ms. Chanca explained how she had complied the violation.

Ms. Cannon found in favor of the City that the violation had existed as cited and a reoccurrence would result in a \$1,000 per day fine.

Case: CE23120392

Address: 910 SE 17 ST

Owner: 17 FLL HOLDINGS LLC; %DOBLMEIER, MINA

This case was first heard on 4/25/24 to comply by 6/27/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting no fine be imposed.

Special Magistrate Hearing

July 25, 2024

Page 17

Bernstein Saimbert, Code Compliance Officer, confirmed the property was in compliance.

Eyal Tsur thanked the City.

Ms. Cannon imposed no fine.

Case: CE23120576

Address: 2204 NW 15 AVE 1-3

Owner: SINCLAIR, DAVE C

This case was first heard on 5/30/24 to comply by 6/27/24. 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.

Bovary Exantus, Code Compliance Officer, recommended reducing fines to administrative costs of \$718.

Dave Sinclair agreed to the fine reduction.

Ms. Cannon imposed administrative costs of \$718.

Case: CE24050271

Address: 505 SW 13 ST

Owner: CHASE, LINDSAY; CHASE, RYAN

Service was via posting at the property on 6/29/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 15-272.(a) COMPLIED

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED 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 reoccurrence would result in a \$1,000 per day fine.

Lindsay Chase explained that she was trying to rent out the "granny flat" portion of her property but not the main portion and the City forbade this. Katrina Johnson, Code Manager, confirmed the granny flat could not be rented independently, so Ms. Chase would not be given the vacation rental certificate. It could also not be rented on a long-term basis; the code specified that it could only be used by family members or "slaves."

Ms. Cannon found in favor of the City that the violation had existed as cited and a reoccurrence would result in a \$1,000 per day fine.

Case: CE23020559

Address: 1119 NW 10 TER

Owner: BLESSED FACTOR LLC

This case was first heard on 5/30/24 to comply by 6/27/24. 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.

Special Magistrate Hearing

July 25, 2024

Page 18

Bovary Exantus, Code Compliance Officer, recommended imposition of the fine.

Verna Dupont said they had seeded the lot.

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

Case: CE24060162

Address: 1420 SW 33 CT

Owner: HOWARD, JOHN

Service was via posting at the property on 6/29/24 and at 1 East Broward Blvd. on 7/11/24.

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 \$1,000 per day.

Richard Edwards said the owner had submitted the documents for the registration and requested time for another inspection.

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

Case: CE24030235

Address: 1101 NW 2 AVE

Owner: SODOSOPA HOUSING LLC

This case was first heard on 5/30/24 to comply by 6/9/24 and 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$29,200 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.

Brandon Ramos said he had gone from 25% owner to 100% owner since October and this had strained his finances. He had new partners who were helping with the cleanup. He said he was working toward demolishing the existing structure and building a duplex. He requested an extension. Katrina Johnson, Code Manager recommended a brief extension and ordering the respondent to attend the 8/29/24 hearing.

Ms. Cannon granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/29/24 hearing.

Case: CE21100122

ORDERED TO REAPPEAR

Address: 2800 NW 20 ST

Owner: LESLIE, G W & HELEN R

This case was first heard on 3/24/22 to comply by 7/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$24,000 and the

Special Magistrate Hearing

July 25, 2024

Page 19

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

Dorian Koloian, Code Compliance Supervisor, recommended imposition of the fine.

GW Leslie described his efforts to comply and explained he collected the items for scrap. Supervisor Koloian said the items could not be kept on the property and offered to have staff visit the property to discuss what was needed to comply. Mr. Leslie requested an extension.

Ms. Cannon imposed the \$24,000 fine, which would continue to accrue until the property was in compliance.

Case: CE24050024

Address: 2888 SW 19 CT 1-2

Owner: LOGICORP ENTERPRISES INC

Service was via posting at the property on 6/28/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 18-1.

THERE ARE TREE TRUNKS 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: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE OIL STAINS, UNEVEN SURFACES, CRACKS AND FADED PARKING LINES AND WHEEL STOPS.

VIOLATIONS: 47-21.15.D. WITHDRAWN

THERE IS A TREE ABUSE OF ONE LAUREL OAK AT THIS RD-12.22 ZONE PROPERTY. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO IMPOSITION OF FINES UP TO \$150 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-363 COMPLIED

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

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

Carolina Lugo said she was hiring a company to remove the tree and they were repairing the parking area. She said the work would be done next week.

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

Special Magistrate Hearing

July 25, 2024

Page 20

Case: CE23070773

ORDERED TO REAPPEAR

Address: 740 NW 20 AVE

Owner: LECLAIR, DUTRICK

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, and fines would begin on 7/26/24.

Guy Seiderman, Code Compliance Officer, said one violation remained. He recommended a 91-day extension.

Dutrick LeClair said he was waiting for five windows and he thought it would take more than 90 days. Dorian Koloian, Code Compliance Supervisor recommended a 91-day extension and ordering the respondent to attend the 10/24/24 hearing.

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

Case: CE24030530

Address: 2150 TANBARK LN

Owner: ROCKFORD INVESTMENT PARTNERS LLC

This case was first heard on 5/30/24 to comply by 6/14/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,000 and the City was requesting \$4,000.

Evan Oaks, Code Compliance Officer, recommending imposing a fine of \$1,000 per day for each of the 4 days he had documented the violation existed, a total of \$4,000.

Gunnar Barcomb said the property had been sold two days ago. He said the tenant had been using the property for illegal vacation rentals. Officer Oaks said the property had been relisted and there was a new case.

Ms. Cannon imposed a fine of \$4,000 for the dates the property was out of compliance.

Case: CE24030953

Address: 712 NW 2 ST

Owner: SATOR INVESTMENTS LLC

This case was first heard on 5/30/24 to comply by 6/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Evan Oaks, Code Compliance Officer, recommended imposition of the fine.

Kevin Eutsey proposed moving the boat from the front of the property to the rear. Mohammed Ghanam said moving the boat was difficult and very expensive. He stated they thought moving it to the rear would comply. Katrina Johnson, Code Manager, said the boats must be moved off the property.

Ms. Cannon imposed the \$11,500 fine, which would continue to accrue until the property was in compliance.

Ms. Cannon took a brief recess.

Special Magistrate Hearing

July 25, 2024

Page 21

Case: CE24050423

Address: 421 SW 24 AVE

Owner: AGUIRRE, HECTOR; HERNANDEZ, MARIA

Service was via posting at the property on 7/10/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE ARE ITEMS BEING STORED OUTSIDE INCLUDING BUT NOT LIMITED TO: AN OVEN, SEVERAL BUCKETS, BAGS, GAS CANISTER, PROPANE GAS TANK, SEVERAL LADDERS, TOOLS, CONTAINERS AND OTHER MISCELLANEOUS ITEMS CREATING AN ILLEGAL LAND USE AND PUBLIC NUISANCE.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY ENTRYWAY APRON IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT.

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 AT THE LEFT SIDE WHERE THE TRUCK AND TRAILER IS PARKED AND IN THE FRONT IN THE SWALE AREA. THIS IS A RECURRING VIOLATION, SEE CASE CE21100168. THE 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 Santos presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that the violation 9-305(b) had existed as cited.

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

Case: CE24030218

Address: 2151 NW 7 ST

Owner: DIVAD INVESTMENT LLC

Service was via posting at the property on 7/5/24 and at 1 East Broward Blvd. on 7/11/24.

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 VIOLATION IS A REPEAT VIOLATION REFERENCE CASE NUMBER CE23050386. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THERE ARE MISSING WOODEN SLATS AND DOOR HINGES ARE BROKEN. THIS VIOLATION IS A REPEAT VIOLATION REFERENCE CASE NUMBER CE23050386. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 24-29.(a)

THE DUMPSTER AT THE PROPERTY IS NOT BEING MAINTAINED. THERE IS INADEQUATE SERVICE. THE DUMPSTER LIDS AND DOORS ARE OPEN. THE DUMPSTER IS OVERFLOWING WITH TRASH AND THERE IS TRASH SCATTERED AROUND AND INSIDE THE DUMPSTER ENCLOSURE. THIS VIOLATION IS A REPEAT VIOLATION REFERENCE CASE NUMBER CE23050386. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

Special Magistrate Hearing

July 25, 2024

Page 22

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: 9-280 (g) COMPLIED
ALL APPLIANCES WASHER AND DRYER MUST BE IN PROPER WORKING ORDER. THE WASHER HAS WATER IN IT AND APPEARS TO BE IN DISREPAIR AND THE DRYER APPEARS TO BE NOT WORKING AS WELL.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS VIOLATION IS A REPEAT VIOLATION REFERENCE CASE NUMBER CE22030371. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 9-305(b) within 10 days or a fine of \$100 per day and with 9-363 within 15 days or a fine of \$250 per day. He also requested fines of \$100 per day, per violation, retroactive to 6/22/24 for 47-19.4.D.8., 24-29.(a), and 9-306, and a fine of \$400 [\$100 per day for four dates on which 18-12.(a) was found to be out of compliance, which would continue to accrue until the violations were in compliance.

Ms. Cannon found in favor of the City and ordered compliance with 9-305(b) within 10 days or a fine of \$100 per day and with 9-363 within 15 days or a fine of \$250 per day. She also imposed fines of \$100 per day, per violation, retroactive to 6/22/24 for 47-19.4.D.8., 24-29.(a), and 9-306, and a fine of \$400 [\$100 per day for four dates on which 18-12.(a) was found to be out of compliance], which would continue to accrue until the violations were in compliance.

Case: CE24010546

Address: 5371 NE 17 TER

Owner: 2018-3 IH BORROWER LP; % INVITATION HOMES - TAX DEPT

Service was via posting at the property on 7/11/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE23070484. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 9-280 (h) (1) COMPLIED
THERE IS A BROWN WOODEN FENCE ON THE NORTH SIDE AT THIS PROPERTY IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE SEVERAL UNREGISTERED, UNLICENSED OR OTHERWISE DERELICT VEHICLE(S) BLACK MERCEDES BENZ 560 SEL) IN FRONT OF THIS PROPERTY.

VIOLATIONS: 9-304 (b) COMPLIED
THERE ARE DERELICT VEHICLES (RED CHEVROLET CORVETTE (TAG NUMBER BV9 7SZ DECAL EXPIRATION: (06/24) AND A WHITE GMC SAVANA VAN WITH NO LICENSE PLATE AFFIXED)

Special Magistrate Hearing

July 25, 2024

Page 23

PARKED ON LAWN SURFACE IN FRONT OF PROPERTY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22100828. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

Officer Williams presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violations 18-12.(a) and 9-304(b) had existed as cited.

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

Case: CE24050712

Address: 5921 NE 21 LN

Owner: CAUBARRERE, MARTIN

Service was via posting at the property on 7/10/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 9-305(b) COMPLIED

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

VIOLATIONS: 9-308(a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

VIOLATIONS: 9-308(b)

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

VIOLATIONS: 18-1.COMPLIED

THERE IS AN ACCUMULATION OF BUCKETS, CONTAINERS, BINS, STORAGE SHELVES, BAGS AND OTHER VARIOUS ITEMS IN FRONT OF PROPERTY ON/NEAR DRIVEWAY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION PER CASE CE21020201. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

Officer Williams presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation. She also said violations 9-305(b) and 18-1. were now in compliance and requested a finding of fact that they had existed as cited.

Ms. Cannon ordered compliance within 91 days or a fine of \$50 per day, per violation and found in favor of the City that violations 18-1. had existed as cited.

Case: CE24020330

Address: 1333 NW 3 AVE

Owner: AMERICAN REAL ESTATE STRATEGIES FUND LP

Service was via posting at the property on 7/1/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 9-304(b) COMPLIED

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

Special Magistrate Hearing

July 25, 2024

Page 24

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE/RIGHT-OF-WAY AND FRONTAGE OF THE PROPERTY.

VIOLATIONS: 9-306 COMPLIED

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

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

Case: CE24050752

Address: 812 SE 6 CT

Owner: FULTON, PETER B JR

Service was via posting at the property on 7/1/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF COMMERCIAL EQUIPMENT ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO SHIPPING STORAGE CONTAINER; PER ULDR TABLE 47-5.13. THIS IS AN UNPERMITTED LAND USE WITHIN THIS RS-8 ZONED DISTRICT.

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

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

Case: CE24060092

Address: 905 SE 8 ST

Owner: PARDUE, DANIEL MARSHALL

Service was via posting at the property on 7/1/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 9-304 (b)

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

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

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

Special Magistrate Hearing

July 25, 2024

Page 25

Case: CE24040807

Address: 1231 NW 13 CT

Owner: 1231 NW 13TH CT LAND TR; PEDRAJA, GISELLE TRUSTEE

Service was via posting at the property on 7/12/24 and at 1 East Broward Blvd. on 7/11/24.

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

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

THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BROKEN AND MISSING PARTS.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE STAINED AND DIRTY. 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 INCLUDING THE SWALE AREA.

VIOLATIONS: 9-280(b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO BROKEN WINDOW.

VIOLATIONS: 9-280(f) COMPLIED

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER.

VIOLATIONS: 18-12.(a) COMPLIED

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

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

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

Case: CE24040417

Address: 1773 NE 16 ST

Owner: PANDOLFI, DIANA COATES; KERR, PAUL

Service was via posting at the property on 7/5/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 9-304(b) COMPLIED

THE GRAVEL DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE WEEDS/ GRASS GROWING THROUGH THE GRAVEL AND THERE ARE AREAS THAT ARE NOT DUSTLESS OR SMOOTH TO INCLUDE BUT NOT LIMITED TO THE DRIVEWAY LEADING INTO THE CARPORT.

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 TO INCLUDE THE SWALE.

VIOLATIONS: 9-306

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

Special Magistrate Hearing

July 25, 2024

Page 26

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 FRONT PORCH WALKWAY AND THE SHUTTERS.

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

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A DEAD STUMP LOCATED IN THE FRONT OF THE PROPERTY THAT MUST BE REMOVED.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS R-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE, INCLUDING BUT NOT LIMITED TO PIECES OF WOOD IN FRONT OF THE DOOR.

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

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

Case: CE23050995

Address: 1200 NW 6 AVE

Owner: RIVERA, DANIEL THOMAS

Service was via posting at the property on 7/5/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH TRASH, RUBBISH LEAVES AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO BOTTLES, AND OTHER TRASH 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.

VIOLATIONS: 9-304(b)
THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL

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

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

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

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

Special Magistrate Hearing

July 25, 2024

Page 27

Case: CE24020696

Address: 1215 NE 6 ST

Owner: PALMA, FRANCHOT LOUIS

Service was via posting at the property on 7/6/24 and at 1 East Broward Blvd. on 7/11/24.

Jean Claude Noel, 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 TO INCLUDE THE SWALE.

VIOLATIONS: 47-20.13.f.

THERE IS PROHIBITED GRAVEL AT THIS MULTIFAMILY PROPERTY IN THE RIGHT-OF-WAY.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE WEEDS GROWING THROUGH THE GRAVEL THROUGHOUT THE PROPERTY.

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 STAINS ON THE GATE IN THE MAILBOX AREA.

Officer Noel 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. Cannon 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: CE24050281

Address: 729 SW 2 CT

Owner: SP FLORIDA LLC

Service was via posting at the property on 7/3/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 9-279(g)

THE GAS TO THE BUILDING IS NOT OPERATIONAL.

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

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

Case: CE24050030

Address: 1512 SW 5 ST

Owner: VIGDORCHIK, VIKTORIYA

Service was via posting at the property on 7/5/24 and at 1 East Broward Blvd. on 7/11/24.

Special Magistrate Hearing

July 25, 2024

Page 28

Edward Eason, 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: 18-4.(a) COMPLIED
THERE IS AN UNATTACHED AND DERELICT TRAILER LOCATED ON THIS PUBLIC RIGHT OF WAY/ SWALE. FL TAG# 51DCFF WITH EXPIRATION OF 02/2023.

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 FROM CASE CE23020700, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 18-1. COMPLIED
THERE IS STORAGE UNDER 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 ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THE RESIDENTIAL PROPERTY IS IN DISREPAIR. IT IS STAINED AND HAS MISSING/BROKEN PAVERS.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING FASCIA HAS NOT BEEN MAINTAINED WITH AREAS HAVING STAINS AND/OR MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION FROM CASE CE23020700, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

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

Case: CE24020120

Address: 1208 SW 31 ST

Owner: CONSEPCION VAZQUEZ, JOSE H/E; VASQUEZ, CATARINO ETAL

Service was via posting at the property on 6/28/24 and at 1 East Broward Blvd. on 7/11/24.

Bernstein Saimbert, 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 INCLUDING THE SWALE.

VIOLATIONS: 18-1. COMPLIED
THERE IS OUTDOOR STORAGE ON 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.

Special Magistrate Hearing

July 25, 2024

Page 29

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING BUT LIMITED TO FASCIA, SOFFITS AND GUTTERS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR SOFFIT THAT HAVE STAINS.

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE (WHITE TRUCK) UNDER THE CARPORT WITHOUT A TAG.

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 18-4. (c) within 10 days and with 9-306 within 35 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 18-4. (c) within 10 days and with 9-306 within 35 days or a fine of \$100 per day, per violation.

Case: CE24030659

Address: 1006 SW 20 ST

Owner: LEONARDO, CHRISTINE ANNA

Service was via posting at the property on 6/28/24 and at 1 East Broward Blvd. on 7/11/24.

Bernstein Saimbert, 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 CE19090460. THE 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: 9-306

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

VIOLATIONS: 9-305 (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.

VIOLATIONS: 9-304 (b)

THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS, HOLES AND UNEVEN SURFACES.

Officer Saimbert 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 \$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 35 days or a fine of \$50 per day, per violation.

Case: CE24030694

Address: 1520 SW 27 CT

Owner: LEVON INTERNATIONAL LLC

Service was via posting at the property on 7/10/24 and at 1 East Broward Blvd. on 7/11/24.

Special Magistrate Hearing

July 25, 2024

Page 30

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH OF VEGETATION ON THIS PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS (NORTHEAST CORNER OF BUILDING) ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS.

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: 9-304(b)

THE CONCRETE DRIVEWAY IS NOT BEING MAINTAINED. THE CONCRETE DRIVEWAY HAS CRACKS AND UNEVEN PAVERS.

Officer Saimbert 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. Cannon 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: CE24030252

Address: 3705 SW 14 ST

Owner: DUPOUX, GILBERT H/E; DUPOUX, JOHN ROBERT

Service was via posting at the property on 7/3/24 and at 1 East Broward Blvd. on 7/11/24.

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

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: 9-280(b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED ON THE SIDE OF THE HOUSE NEXT TO THE GRAVEL DRIVEWAY IS DAMAGED.

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: 47-20.20.(H) COMPLIED

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE GRAVEL DRIVEWAY IS WORN AND NOT BEING MAINTAINED.

VIOLATIONS: 47-19.1.B COMPLIED

THERE IS A STRUCTURE CANOPY ERECTED ON THE REAR OF THIS OCCUPIED PROPERTY ALONG SW 13 CT UNLESS PERMITTED BY ULDR.

Special Magistrate Hearing

July 25, 2024

Page 31

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. BLACK MAZDA SUV, UNABLE TO VERIFY TAG OR VIN.

VIOLATIONS: 9-304(b) WITHDRAWN
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED AND IT IS WORN. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE21030176. 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 Saimbert presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

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

Case: CE24050143

Address: 804 SW 29 ST

Owner: NGUYEN, PHUONG NGHI

Service was via posting at the property on 6/25/24 and at 1 East Broward Blvd. on 7/11/24.

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

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

VIOLATIONS: 25-4 COMPLIED
THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. THE TRASH BINS ARE NOT IN AN APPROVE LOCATION.

VIOLATIONS: 24-27(f) COMPLIED
THERE ARE TRASH CARTS WITH THEIR LIDS OPEN AT THIS LOCATION.

VIOLATIONS: 24-27.(b) COMPLIED
THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

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: 18-12(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE CE23100964. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$250 per day and requested a finding of fact that violation 18-12.(a) had existed as cited.

Ms. Cannon found in favor of the City and ordered compliance within 15 days or a fine of \$250 per day and found in favor of the City that violation 18-12.(a) had existed as cited.

Special Magistrate Hearing

July 25, 2024

Page 32

Case: CE24050339

Address: 2888 SW 19 PL 1-2

Owner: TWO DANA LLC; TWO MINA LLC

Service was via posting at the property on 6/28/24 and at 1 East Broward Blvd. on 7/11/24.

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

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

VIOLATIONS: 24-27(c) COMPLIED
THERE ARE TRASH BINS WITHOUT A LID.

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) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RD-12.22 ZONE PROPERTY. THERE ARE OIL STAINS, CRACKS AND POTHOLES.

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

VIOLATIONS: 9-278(e) COMPLIED
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS AND A PIECE OF PLYWOOD COVERING ONE OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-12.22 ZONE PROPERTY. THERE ARE ITEMS BEING STORED ON THE REAR CONSISTING OF TRASH BAGS, BUCKETS, PLYWOOD, CARPETS, 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 INCLUDING THE SWALE.

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

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

Case: CE24050053

Address: 1539 NE 17 WAY

Owner: SORTO, VENTURA & ROSA D

Service was via posting at the property on 6/29/24 and at 1 East Broward Blvd. on 7/11/24.

Special Magistrate Hearing

July 25, 2024

Page 33

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

VIOLATIONS: 9-280(b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE HURRICANE SHUTTERS THAT ARE DIRTY AND STAINED.

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 TO INCLUDE THE SWALE.

VIOLATIONS: 9-304(b) COMPLIED

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS WEEDS/GRASS GROWING THROUGH THE GRAVEL.

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 TO INCLUDE BUT NOT LIMITED TO THE FRONT PORCH WALKWAY.

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

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

Case: CE24050144

Address: 724 NW 17 ST

Owner: SEAGLASS REVIVALS LLC

Service was by posting at 1 East Broward Blvd. on 7/11/24.

Manuel Garcia, Senior 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.

VIOLATIONS: 18-7.(b)

THE SUBJECT PROPERTY HAS BEEN BOARDED WITHOUT OBTAINING A BOARDING CERTIFICATE BY THE CITY OF FORT LAUDERDALE DEVELOPMENT SERVICES DEPARTMENT.

VIOLATIONS: 9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-280(h) (1)

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

VIOLATIONS: 9-280(C)

THERE ARE EXTERIOR WALKWAYS ON THE PROPERTY THAT ARE IN DISREPAIR. PORTIONS OF THE WALKWAYS WERE OBSERVED BROKEN, UNEVEN, COVERED IN DEBRIS AND/OR A NON-DUSTLESS MATERIAL AND IN NEED OF MAINTENANCE.

VIOLATIONS: 9-308(a)

THE ROOF ON THE PROPERTY WAS OBSERVED IN DISREPAIR. THERE ARE PORTIONS OF THE ROOF THAT ARE BROKEN AND NOT KEPT IN A SAFE, SECURE AND WATER-TIGHT CONDITION.

Special Magistrate Hearing

July 25, 2024

Page 34

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 18-12.(a) and 9-313.(a) within 10 days and with the remaining violations within 35 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) and 9-313.(a) within 10 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Case: CE24050549

Address: 405 HENDRICKS ISLE

Owner: DOWDING, TERRY; ALONSO, CARLOS

Service was via posting at the property on 7/12/24 and at 1 East Broward Blvd. on 7/11/24.

Jessica Martinez, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c)

THERE ARE DERELICT VESSELS DOCKED AND STORED AT THIS PROPERTY. THE VESSELS WERE DETERMINED TO BE DERELICT DUE TO THE OVERALL STATE OF NEGLECT, REFUSE OR DEBRIS COLLECTED UNDERNEATH AND DOES NOT DISPLAY A CURRENT VALID REGISTRATION.

VIOLATIONS: 47-34.4.A.1.

THERE IS A COMMERCIAL VESSEL BEING DOCKED AND STORED AT THIS RESIDENTIAL RMM-25 ZONED PROPERTY. THE VESSEL "FREAKY TIKI" WAS OBSERVED DOCKED AT THE REAR WITH ACTIVE ADVERTISEMENT.

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

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

Case: CE24050642

Address: 1601 NE 11 AVE

Owner: MORGAN, BRETT S

Service was via posting at the property on 7/11/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL OBSTRUCTING A TRAFFIC SIGNAL DEVICE (STOP SIGN ON NE 11TH AVE) AND IT IS ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

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

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

Case: CE24060246

Address: 1912 NE 21 AVE

Owner: HUSSAINZADA, MOHAMMAD H

Service was via posting at the property on 6/24/24 and at 1 East Broward Blvd. on 7/11/24.

Special Magistrate Hearing

July 25, 2024

Page 35

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

Case: CE24050097

Address: 1243 NW 3 AVE

Owner: VAN LOGTENBURG, NICOLE; WHITE, MARILYN ANN

Service was via posting at the property on 7/8/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 15-272.(a) COMPLIED

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS 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. THIS IS A RECURRING VIOLATION OF CASE CE23031017.

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 reoccurrence would result in a \$1,000 per day fine.

Ms. Cannon found in favor of the City that the violation had existed as cited and a reoccurrence would result in a \$1,000 per day fine.

Case: CE24060310

Address: 168 FIESTA WAY

Owner: YAM VACATION RENTALS 2 LLC

Service was via posting at the property on 7/8/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 15-281(a) COMPLIED

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 said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited and a reoccurrence would result in a \$1,000 per day fine.

Ms. Cannon found in favor of the City that the violation had existed as cited and a reoccurrence would result in a \$1,000 per day fine.

Special Magistrate Hearing

July 25, 2024

Page 36

Case: CE24060075

Address: 1540 NW 4 AVE

Owner: COTA, CHARLES; PENNINGTON, RYAN

Service was via posting at the property on 6/26/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 15-272(a) COMPLIED

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 reoccurrence would result in a \$1,000 per day fine.

Ms. Cannon found in favor of the City that the violation had existed as cited and a reoccurrence would result in a \$1,000 per day fine.

Case: CE24060225

Address: 1509 NE 6 ST

Owner: MCW 1509 ENTERPRISES LLC

Service was via posting at the property on 6/26/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 15-272(a) COMPLIED

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITHOUT THE REQUIRED 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 reoccurrence would result in a \$1,000 per day fine.

Ms. Cannon found in favor of the City that the violation had existed as cited and a reoccurrence would result in a \$1,000 per day fine.

Case: CE24040229

Address: 571 SW 29 TER

Owner: DAVIS, MARCUS

Service was via posting at the property on 6/29/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 15-272.(a) COMPLIED

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED 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 said the violation was now in compliance.

Special Magistrate Hearing

July 25, 2024

Page 37

He requested a finding of fact that the violation had existed as cited and a reoccurrence would result in a \$1,000 per day fine.

Ms. Cannon found in favor of the City that the violation had existed as cited and a reoccurrence would result in a \$1,000 per day fine.

Case: CE24050688

Address: 1206 NW 18 ST

Owner: SETTON & SONS LLC

Service was via posting at the property on 6/29/24 and at 1 East Broward Blvd. on 7/11/24.

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.

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

Case: CE24060212

Address: 1124 NW 15 CT

Owner: LARA, CARLOS; LAHIERE, AMANDA NICOLE ET AL

Service was via posting at the property on 6/29/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 15-281(a) COMPLIED

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 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 reoccurrence would result in a \$1,000 per day fine.

Ms. Cannon found in favor of the City that the violation had existed as cited and a reoccurrence would result in a \$1,000 per day fine.

Case: CE24050706

Address: 1004 SW 19 ST

Owner: ZC REAL ESTATE HOLDINGS LLC

Service was via posting at the property on 6/29/24 and at 1 East Broward Blvd. on 7/11/24.

Evan Oaks, 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

Special Magistrate Hearing

July 25, 2024

Page 38

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 \$250 per day.

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

Case: CE24050710

Address: 2964 SW 17 ST

Owner: GARCIA,SARA B H/E; GARCIA,RUBEN JOSE GONZALEZ

x

Service was via posting at the property on 6/29/24 and at 1 East Broward Blvd. on 7/11/24.

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 \$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.

Case: CE24050772

Address: 1761 SW 32 CT

Owner: DEVEAU, DOROTHY JANE

Service was via posting at the property on 6/29/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 18-12.(a)

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

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 with 18-12.(a) within 10 days or a fine of \$100 per day and with 15-272(a) within 15 days or a fine of \$1,000 per day.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days or a fine of \$100 per day and with 15-272(a) within 15 days or a fine of \$1,000 per day.

Special Magistrate Hearing

July 25, 2024

Page 39

Case: CE24060079

Address: 317 SW 14 ST 1-2

Owner: SPINDLER REALTY LLC

Service was via posting at the property on 6/26/24 and at 1 East Broward Blvd. on 7/11/24.

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 \$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.

Case: CE24060417

Address: 1713 SW 5 PL

Owner: CASA MARGARITA 1713 LLC

Service was via posting at the property on 7/6/24 and at 1 East Broward Blvd. on 7/11/24.

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. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. THIS IS A RECURRING VIOLATION OF CASE CE24030721, THEREFORE 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 within 10 days or a fine of \$250 per day.

Ms. Cannon found in favor of the City and ordered compliance within 10 days or a fine of \$250 per day.

Case: CE24040589

Address: 908 CITRUS ISLE

Owner: LORETO, ANTHONY H/E; BORDELON, LAUREN

Service was via posting at the property on 7/11/24 and at 1 East Broward Blvd. on 7/11/24.

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

VIOLATIONS: 47-34.4.B.1.a WITHDRAWN

THERE IS A BOAT PARKED ON THIS PROPERTY IN VIOLATION OF THE CODE.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 15-278.(1)(e) WITHDRAWN

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY WITH A VEHICLE PARKED ON THE STREET.

Special Magistrate Hearing

July 25, 2024

Page 40

VIOLATIONS: 9-304(b)

THERE IS A BOAT AND TRAILER PARKED ON THE GRASS/LAWN AREA. THE CONCRETE DRIVEWAY HAS OIL STAINS AND GREASE AND IS NOT BEING WELL MAINTAINED.

VIOLATIONS: 9-308(b) COMPLIED

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

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-304(b) within 35 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 9-304(b) within 35 days or a fine of \$100 per day, per violation.

Case: FC24030008

Address: 729 SW 2 CT

Owner: SP FLORIDA LLC

This case was first heard on 5/30/24 to comply by 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$12,150 fine, which would continue to accrue until the property was in compliance.

Case: CE24040074

Address: 1310 NW 6 ST

Owner: NWRD LLC

This case was first heard on 5/30/24 to comply by 6/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$12,100 fine, which would continue to accrue until the property was in compliance.

Case: CE24030132

Address: 1224 SW 24 AVE

Owner: BATT, ANTHONY JAKOB

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 in compliance, fines had accrued to \$2,400 and the City was requesting the full fine be imposed.

Ms. Cannon imposed the \$2,400 fine.

Case: CE24040027

Address: 601 NE 16 AVE

Owner: 3266 SW 44TH ST LLC

This case was first heard on 5/30/24 to comply by 6/9/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,000 and the City was requesting administrative costs of \$856 be imposed.

Special Magistrate Hearing

July 25, 2024

Page 41

Leonard Champagne, Senior Code Compliance Officer, recommended reducing fines to administrative costs of \$856.

Ms. Cannon imposed administrative costs of \$856.

Case: CE24020035

Address: 5861 NE 14 TER

Owner: SCHACHL, ALEXANDER

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 \$24,700 and the City was requesting the full fine be imposed.

Ms. Cannon imposed the \$24,700 fine.

Case: CE24010308

Address: 1011 NW 45 ST

Owner: MIDDLETON, CRAIG

This case was first heard on 5/30/24 to comply by 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE23030532

REQUEST FOR EXTENSION

Address: 1634 NW 8 AVE 1-2

Owner: THOMAS, BEN A, THOMAS, CAROLYN J
THOMAS, ANTHONY L

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, fines had accrued to \$24,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jean Claude Noel, Code Compliance Officer, said he did not oppose a 35-day extension.

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

Case: CE24011015

Address: 1624 NW 17 LN

Owner: DUEX CAPITAL GROUP LLC

This case was first heard on 5/30/24 to comply by 6/9/24, 6/14/24, and 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,850 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.

Ms. Cannon imposed the \$15,850 fine, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

July 25, 2024

Page 42

Case: CE24030478

Address: 1751 SW 30 PL

Owner: BENEVENTO, CRISTIAN

This case was first heard on 5/30/24 to comply by 6/9/24 and 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$7,200 fine, which would continue to accrue until the property was in compliance.

Case: CE24030654

Address: 900 SW 31 ST

Owner: TAL SHIAR PROPERTIES LLC

This case was first heard on 5/30/24 to comply by 6/27/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed.

Ms. Cannon imposed the \$800 fine.

Case: CE24030458

Address: 607 SE 6 ST

Owner: RITTERSHOFER, SCOTT

This case was first heard on 5/30/24 to comply by 6/14/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$41,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Evan Oaks, Code Compliance Officer, recommending imposing a fine of \$1,000 per day for each of the 19 days he had documented the violation existed, a total of \$19,000. Fines would continue to accrue.

Ms. Cannon imposed a fine of \$19,000 for the dates the property was out of compliance and fines would continue to accrue.

Case: CE24040227

Address: 1431 SW 29 ST

Owner: VILLALBA VALDALISO, MELISSA; BRAVO VALDALISO, YAILEN

This case was first heard on 5/30/24 to comply by 6/14/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$20,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Evan Oaks, Code Compliance Officer, recommending imposing a fine of \$500 per day for each of the 19 days he had documented the violation existed, a total of \$9,500. The fine would continue to accrue.

Ms. Cannon imposed a fine of \$9,500 for the dates the property was out of compliance. The fine would continue to accrue.

Special Magistrate Hearing

July 25, 2024

Page 43

Case: CE24010726

Address: 2192 NE 56 CT

Owner: 2192 NE 56 LLC

This case was first heard on 5/30/24 to comply by 6/9/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,500 and the City was requesting administrative costs of \$856.

Ms. Cannon imposed administrative costs of \$856.

Case: CE24010509

Address: 1038 NW 7 AVE

Owner: NORTH BIMINI LLC

This case was first heard on 5/14/24 to comply by 6/18/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$3,700 fine, which would continue to accrue until the property was in compliance.

Case: CE24020801

Address: 1623 NW 8 AVE 1-2

Owner: AUGUSTIN, ANNA C

This case was first heard on 5/30/24 to comply by 6/9/24 and 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$10,200 fine, which would continue to accrue until the property was in compliance.

Case: CE24010652

REQUEST FOR EXTENSION

Address: 838 NW 4 AVE

Owner: BIOGENESIS DEVELOPMENT & GROWTH ECONOMIC COHORT LLC

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, and fines had accrued to \$1,700.

Ms. Cannon did not grant an extension and fines would continue to accrue.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 62 and 63 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:

None

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

Special Magistrate Hearing

July 25, 2024

Page 44

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:

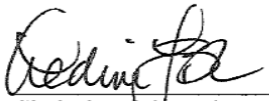
None

There being no further business, the hearing was adjourned at 2:11 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate