



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
AUGUST 29, 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
Rhonda Hasan, Sr. Assistant City Attorney
Orlando Arron, Acting Land Development Manager
Amy Brown, Code Compliance Supervisor
Leonard Champagne, Senior Code Compliance Officer
Edward Eason, Code Compliance Officer
Robert Fisk, Landscape Reviewer
Burt Ford, Zoning Chief
Patt Gavin, Code Compliance Officer
Manuel Garcia, Senior Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Code Compliance Supervisor
Bernstein Saimbert, Senior Code Compliance Officer
Rafael Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Fitzgerald Simmons, Senior Code Compliance Officer
Cary Tullos, Code Compliance Officer
Vanessa Willis, Code Compliance Officer

Respondents and witnesses

CE24040618: Andrew Schein Esq.	CE24050400: Jessica Matute; John Webb; Chetram Persaud; Peter Ware; Jose Cruz
FC24070004: Charles Jawor	CE24030645: David Stephen Reidy
CE24050557: Thomas McDermott	CE23050960: Natalia Romanova
CE24070042: John Malec	CE24020218: Pierre Petit Frere; Josh Petit Frere
CE24060513: Robert Soto	CE23060733: Jeffrey Taylor
CE24030595: Tatifiti McCall	CE24060162: Richard Edwards
CE24070067: Luis Cortez-Ruiz Esq.	CE23060214: Osburn Robinson
CE24060672; CE24060671: Nicholas Hersche	CE24060384: Robert Trent
CE24070370: Simona Boggio-Byrne; James Surreno;	CE24040854: Donald Scott
Courtney Crush Esq.; Luis Alfonso	CE24020847: Jose Cedeno
CE24040521: David Cummings	CE24070541: Garry Larry Shinbauam; Maurice Rick
CE24070757: Vinicius Diniz	CE24030623; CE24030626: Andrew Schein Esq.;
CE24060629: Sherry Fray; Blake Bernal	Richard Maggiore; Dennis Rooy
CE24020373: Elie St. Fleur; Hudson Robillard	CE24020448: Musa Coutain Hickenbottom
CE23060496: Donald Karney	CE24020440: Ghislaine Duperlord; Denly Duperlord
CE23090698: Kevin Schofield	CE23090263: Vodregue Mergilles
CE24030959: Feliks Sukhovitsky	CE24070542: Ivan Ivanchenko
CE24050273: Alexi Harding	CE24020390: Cesar Boggio; Benjamin Olson;
CE24060579: Louise Weland; Cynthia Lull;	Andrew Schein Esq.
Heather Young	CE23100071: Erica Barker; Dalton Burke
CE24070113: Edward Catalano; Antoinette Wright;	CE24020769: Esmeralda Lopez
Christina Robinson; Blaise Mageondelestang	CE24050666: Timothy Toal
CE24030235: Brandon Ramos	
CE24070405: Monalisa Laird	

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

The meeting was called to order at 9:13 A.M.

Case: CE24020390

Address: 2512 LAGUNA DR

Owner: PATTEN, FOREST; FOREST E PATTEN REV TR

Service was via posting at the property on 8/15/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 47-20.13.G.1.

THE SWALE AREA HAS BEEN ALTERED BY ADDING ARTIFICIAL TURF WITHOUT OBTAINING RIGHT OF WAY IMPROVEMENT PERMIT.

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

Ms. Hasan recalled the case had been heard before and there had been representation that the City had approved the artificial turf.

Andrew Schein Esq. the owner's representative, authorized the contractor to speak. Cesar Boggio, contractor, said a 2009 permit approved the artificial turf. He provided the permit. Orlando Arrom, Acting Land Development Manager for Development Services, said the plans associated with that permit depicted the swale to be living grass, not artificial turf. He referred to a detail, which specified what type of living grass must be used. Mr. Arrom said the inspectors had signed off when the swale was covered with living grass. Ms. Cannon noted the artificial turf may have been installed later. Mr. Boggio claimed the artificial turf had received sign-off under a subsequent permit but Mr. Arrom pointed out that the permit was for an addition and did not include any work in the City right-of-way. Mr. Boggio requested more than 28 days because they needed to install an irrigation system.

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

Case: CE24050400

Address: 1207 SW 21 ST

Owner: 1207 SW 21ST LLC

Service was via posting at the property on 8/15/24 and at 1 East Broward Blvd. on 8/15/24.

Fitzgerald Simmons, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-1.

THERE IS A LARGE PARTY INVOLVING OVER OCCUPANCY, ILLEGAL PARKING AND PHYSICAL ALTERCATIONS AT 1207 SW 21 ST THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY THREATEN OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THE VIOLATION IS IRREVERSIBLE AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE BEFORE THE HEARING DATE. THIS CASE WILL BE REFERRED TO A MAGISTRATE HEARING FOR AN IMPOSITION OF FINES TO THE SUM OF UP TO \$15,000.00.

Officer Simmons presented the case file into evidence and recommended imposing a \$15,000 fine for the irreversible, one-time violation. He played Police bodycam footage that showed there were over 60 people on the property. He stated, "Every time this property is rented out, this is the

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result." Officer Simmons said the property had been cited on November 10, 2023 regarding illegal parking and the citation had been paid. He reported there was another case that would come before the Special Magistrate at the next hearing.

Chetram Persaud, the owner's representative, said they vetted renters as well as they could and Jose Cruz, property manager, met with all guests at check-in to explain the rules. Mr. Cruz said the neighbors had his personal information to report a problem.

Peter Ware, neighbor, said life had been hell for three years, including break-ins, assaults, gun-wielding, and drug dealing at the property. He had called Police to the property 91 times. John Webb, neighbor, said the neighborhood was very frustrated and provided a Police report from 2022 when there had been a vehicle stolen from the property and subsequently the occupants had someone patrol the area with an AR-15. Officer Simmons said in 2022, the property's certificate had been suspended for 180 days.

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

Case: CE23060496

Address: 800 SE 2 AVE 1-3

Owner: 800 SE 2ND AVENUE LLC

Service was via posting at the property on 8/13/24 and at 1 East Broward Blvd. on 8/15/24.

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

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

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

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE/RIGHT-OF-WAY AREA AND WITHIN THE SURROUNDING PROPERTY.

VIOLATIONS: 9-304(b)
PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THERE ARE PAVERS THAT ARE UNEVEN, BROKEN OR MISSING.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: BARRELS, APPLIANCES, TIRES, FURNITURE, CLOTHING AND OTHER ITEMS. THIS IS NOT A PERMITTED USE ON AN RACC-CC ZONED PROPERTY.

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS A WOODEN FENCE AND A BRICK WALL THAT ARE IN STATE OF DISREPAIR.

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

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

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VIOLATIONS: 47-21.16.a COMPLIED
THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THIS RESIDENTIAL PROPERTY.

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

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

Donald Karney, owner, said the property would not support grass and tenants parked there. He said installing topsoil and sod would cost \$3,000. Amy Brown, Code Compliance Supervisor, said the City right-of-way required living ground cover and she had informed Mr. Karney that if he wished to put anything else there, a permit was required. Mr. Karney said he wanted proof that the swale had been grass in the past and the City had not provided it.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days, with 9-308(b) and 9-280(h) (1) within 28 days and with 9-304(b) and 9-305(b) within 56 days or a fine of \$100 per day, per violation.

Case: CE24040618

Address: SW 27 CT

Owner: WM C MORRIS POST #36; AMERICAN LEGION INC

Service was via posting at the property on 8/14/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY WITHOUT A VALID TAG. GMC BOX TRUCK EXPIRE TAG JL8TP 12/23.

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

Andrew Schein Esq. agreed to comply.

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

Case: CE24030623

Address: 1620 W STATE ROAD 84 VAC3

Owner: WM C MORRIS POST #36; AMERICAN LEGION INC

Service was via posting at the property on 8/14/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 47-22.9. COMPLIED
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE (INCLUDING BUT NOT LIMITED TO ANY BANANA LEAF AND A-FRAME SIGNS).

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VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-2 ZONE PROPERTY. THERE ARE FOOD TRUCK BUSINESSES CALLED VENEZUELAN FAST FOOD AND CAROUSEL BARBEQUE OPERATING WITHOUT THE REQUIRED STATIONARY/MOBILE BUSINESS TAX RECEIPT. THERE ARE CHAIRS AND TABLES BEING USED FOR BUSINESS PURPOSES WHICH ARE PROHIBITED ACCESSORIES FOR MOBILE FOOD TRUCKS.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 154 days or a fine of \$100 per day and ordering the respondent to attend the 1/30/25 hearing.

Andrew Schein Esq. agreed to comply.

Ms. Cannon found in favor of the City and ordered compliance within 154 days or a fine of \$100 per day and ordered the respondent to attend the 1/30/25 hearing.

Case: CE24030626

Address: 1620 W STATE ROAD 84 VAC2

Owner: WM C MORRIS POST #36; AMERICAN LEGION INC

Service was via posting at the property on 8/14/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 9-304(b) WITHDRAWN

VIOLATIONS: 47-19.2.HH.II.1~

THERE ARE SHIPPING CONTAINERS BEING USED FOR THE PURPOSE OF STORAGE AT THIS B-2 ZONED PROPERTY. SHIPPING CONTAINERS ARE INTENDED FOR THE PURPOSE OF LOADING AND UNLOADING OF GOODS.

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT RECREATIONAL VEHICLE ON THIS B-2 ZONE PROPERTY. THE RECREATIONAL VEHICLE IS IN NEGLECT STATE AND WITHOUT A TAG.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE/OUTDOOR STORAGE OCCURRING AT THIS B-2 ZONE PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO A PLYWOOD, CHAIRS, TABLES, CONTAINERS 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.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day, per violation and ordering the respondent to attend the 10/24/24 hearing.

Andrew Schein Esq. agreed to comply.

Ms. Cannon found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 10/24/24 hearing.

Case: CE24070370

Address: 527 ORTON AVE

Owner: GROUP LATITUDE LLC

Service was via posting at the property on 8/17/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 47-21.15.A

A FICUS AUREA TREE WAS REMOVED WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT AT THIS NBRA ZONED PROPERTY. THE FICUS AUREA TREE REMOVAL IS NOT IN COMPLIANCE WITH LANDSCAPE PERMIT LND-TREE-22030035. DUE TO THIS VIOLATION BEING IRREPARABLE AND IRREVERSIBLE. THIS CASE WILL BE REFERRED TO A MAGISTRATE HEARING FOR AN IMPOSITION OF FINES TO THE SUM OF UP TO \$15,000.00.

Officer Garcia presented the case file into evidence and recommended imposing a \$15,000 fine for the irreparable violation and ordering compliance by pulling an after-the-fact permit within 56 days or a fine of \$100 per day.

Courtney Crush Esq., the owner's attorney, said the tree conflicted with new construction that had been approved. There was an alternative plan to trim the tree back to help it survive but in May 2024, the arborist and contractor had reviewed the condition of the tree and submitted a revision to the 2022 permit in which the tree would be retained. A new permit application, including removal of the tree, had been submitted but this permit had been voided. The tree had subsequently been removed. Robert Fisk, Landscape Reviewer, explained the revisions to the original permit and said the comments on the original tree permit still applied. They should submit the revision. Mr. Fisk advised Ms. Crush to meet with staff to determine what needed to change. Ms. Crush also agreed to meet with neighbors.

James Surreno, neighbor, said part of the tree had been on his property and now they overlooked a construction site. He requested a \$15,000 fine be imposed. Simona Boggio-Byrne, neighbor, was upset that the tree had been removed without notice.

Ms. Cannon found in favor of the City, imposed a \$2,500 fine for the irreparable violation and ordered compliance by pulling an after-the-fact permit within 56 days or a fine of \$100 per day.

Case: CE24070113

Address: 1100 N ANDREWS AVE

Owner: HOPE SOUTH FLORIDA INC

Service was via posting at the property on 8/16/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 18-1.

THERE ARE PORTABLE RESTROOMS AND SHOWERS AT THIS PROPERTY THAT ARE CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS ILLEGAL STORAGE OF PORTABLE RESTROOMS AND SHOWERS IN THE PARKING LOT AREA OF THE PROPERTY.

VIOLATIONS: 47-34.1.A.1.

WITHDRAWN

VIOLATIONS: 47-19.4.D.1.

WITHDRAWN

Officer Garcia presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that the violations had existed as cited.

Edward Catalano, neighbor and president of the South Middle River Civic Association, presented photos of the property. He said the property was used to provide food and services to the homeless. They also held events without a permit. He said this property was owned by a church but

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it did not hold services. he said he did not object to the owners offering social services, but to "where they're doing this." Antoinette Wright, neighbor, said her children were afraid of going outside because one of the homeless visitors had threatened to kill her husband. She read a letter from the civic association to the City Commission explaining the impact this property had on the neighborhood. She requested a significant fine for a repeat violation. Christina Robinson, neighbor, thought the City could fine the property for the time out of compliance after the original Notice of Violation. Ms. Hasan explained this was not possible and described the process.

Burt Ford, Zoning Chief, said it had been determined that the church could feed people, but could not act as a social services facility. Ms. Wright argued that per code, housing placement services provided inside the building was prohibited. She said the church had not operated as a church for more than 18 months and she thought there was a question of whether this could still be considered a church. Ms. Wright reiterated the neighbors' objection to the operations at the church.

Ms. Cannon found in favor of the City that the violations had existed as cited and that a recurrence would incur a \$15,000 fine per violation.

Case: CE24060671

Address: 507 NW 8 AVE 1

Owner: 507 NW 8TH AVE #1 LLC

Service was via posting at the property on 8/15/24 and at 1 East Broward Blvd. on 8/15/24.

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 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 said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited and a repeat violation would incur a \$250 per day fine.

Nicholas Hersche, owner, said notice had not been provided; notice had been sent by mail and the property was in compliance by the date on the Notice of Violation. He claimed that the code allowed up to four minors under the age of 13, in addition to the maximum occupancy of six adults. The City had demanded they revise the listing to six "persons" and he said this was a violation of the federal Fair Housing Act. Katrina Johnson, Code Manager, said if there were six adults, they could also have up to four children that did not count toward maximum occupancy. Officer Oaks said the listing indicated 10 guests, which would allow them to book the rental for 10 adults. Mr. Hersche said Airbnb did not allow a renter to add children.

Ms. Cannon dismissed the case.

Case: CE24060672

Address: 507 NW 8 AVE 2

Owner: 507 NW 8TH AVE #2 LLC

Service was via posting at the property on 8/15/24 and at 1 East Broward Blvd. on 8/15/24.

Evan Oaks, Code Compliance Officer, testified that this case was the same as the previous case.

Ms. Cannon dismissed the case.

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Case: CE24060384

Address: 1515 E LAKE DR

Owner: TRENT, ROBERT & DANA; TRENT REV LIV TR

Service was via posting at the property on 8/6/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 47-20.13.G.1.

RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY. THE SWALE AREA HAS BEEN ALTERED BY ADDING (ARTIFICIAL TURF) WITHOUT OBTAINING RIGHT OF WAY IMPROVEMENT PERMIT.

VIOLATIONS: 25-7(a)

IT IS UNLAWFUL TO PLACE OBSTRUCTION (BOULDERS) UPON THE CITY RIGHT-OF-WAY/SWALE AREA.

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

Robert Trent presented his own photos of the property and said the blocks had been placed there to prevent construction trucks from driving onto his property and damaging it, as well as creating a safety hazard for his children. Officer Santos suggested Mr. Trent consult with City landscaping on a possible landscaping alternative.

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

Case: CE23090698

ORDERED TO REAPPEAR

Address: 809 COCONUT DR

Owner: SCHOFIELD, KEVIN JOHN

This case was first heard on 1/25/24 to comply by 4/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance. When the case had been presented on 1/25/24, no deadline or fine had been established for non-compliance.

Edward Eason, Code Compliance Officer, recommended ordering compliance within 154 days or a fine of \$100 per day.

Kevin Schofield said they were making progress with County permits and reviews, as well as with some City permits. There was one issue left to address.

Ms. Cannon found in favor of the City and ordered compliance within 154 days or a fine of \$100 per day.

Case: CE24040521

Address: 621 NW 21 AVE

Owner: PRECISE PRESSURE CLEANING LLC

This case was first heard on 6/27/24 to comply by 7/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,500 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of \$2,500.

David Cummings explained the property needed to be rezoned and he needed many approvals before he applied for the business tax receipt. He stated he was not making any money yet at the business.

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Officer Garcia stated when he visited the property, there were multiple people working.

Ms. Cannon imposed administrative costs of \$617.

Case: CE24060579

Address: 1000 SE 14 PL

Owner: CLIFF LAKE VILLAS INC

Service was via posting at the property on 8/6/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 47-21.15.A

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

Officer Santos presented the case file into evidence and recommended imposing a \$150 fine for the irreparable violation and ordering compliance by pulling an after-the-fact permit within 28 days or a fine of \$50 per day.

Heather Young, property manager, said they had applied for the permit. She said the tree had been removed because it did not have root blockers that would prevent the horizontal roots from expanding and interfering with the asphalt. They agreed to plant another tree in a different location.

Louise Weland requested the fine not be imposed because the tree rots had been lifting the asphalt and their landscapers had recommended it be removed.

Cynthia Lull, neighbor, said she was a Broward County master gardener and stated the tree had been removed illegally. She said she had planted the tree legally and it was approved by the City at the time. She said none of the asphalt had been raised. Officer Santos agreed that there had been no lifting of the asphalt. Ms. Cannon did not see any asphalt lifting in the photographs. Amy Brown, Code Compliance Supervisor, said the owners were required to apply for a permit to remove the tree.

Ms. Cannon found in favor of the City, imposed a \$150 fine for the irreparable violation and ordered compliance by pulling and finalizing the after-the-fact permit within 28 days or a fine of \$50 per day.

Case: CE24070757

Address: 711 SW 17 ST

Owner: DINIZ, VINICIUS & EDUARDA

Service was via posting at the property on 8/7/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 15-278(7) COMPLIED

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

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 repeat violation would incur a \$250 per day fine.

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Vinicius Diniz said the ad had indicated the property was for rent for up to six adults and four children.

Katrina Johnson, Code Manager, withdrew the case.

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 in compliance, and the City was requesting vacation of the Order Imposing the Fine and imposition of \$3,800.

Manuel Garcia, Senior Code Compliance Officer, confirmed the property was in compliance and fines totaled \$38,000 [including those that were previously imposed.]

Jose Cedeno said they had purchased the property in June 2024 unaware of the violations. Officer Garcia confirmed that the fines predated Mr. Cedeno's ownership of the property.

Ms. Cannon vacated the 4/5/24 Order Imposing the Fine and imposed a \$3,800 fine.

Case: CE24070067

Address: 500 NE 3 AVE

Owner: 501 NE HOLDINGS LP

Service was via posting at the property on 8/15/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT LOT/PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE24040041) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

Luis Cortez-Ruiz Esq., the owner's attorney, said the property would be in compliance that day.

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

Case: CE24020769

REQUEST FOR EXTENSION

Address: 4300 N OCEAN BLVD

Owner: PLAZA EAST ASSOC INC

This case was first heard on 5/30/24 to comply by 7/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,500.

Manuel Garcia, Senior Code Compliance Officer, recommended a 56-day extension.

Esmeralda Lopez, general manager, said they were awaiting the permit.

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

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Case: CE23060733

Address: 1343 NW 13 AVE

Owner: TAYLOR, JEFFREY

This case was first heard on 9/28/23 to comply by 10/26/23 and 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,375 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. Katrina Johnson, Code Manager, stated there were extenuating circumstances and recommended a 154-day extension.

Jeffrey Taylor said he was repairing the home.

Ms. Cannon granted a 154-day extension, during which time no fines would accrue.

Case: CE24060162

REQUEST FOR EXTENSION

Address: 1420 SW 33 CT

Owner: HOWARD, JOHN

This case was first heard on 7/25/24 to comply by 8/9/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed.

Evan Oaks, Code Compliance Officer, recommended a \$1,000 fine. Administrative costs totaled \$488.

Richard Edwards said they had suspended activity on the property.

Ms. Cannon imposed administrative costs of \$488.

Case: CE24020373

Address: 730 NW 19 ST

Owner: ST FLEUR, ELIE LE; ROBILLARD, HUDSON

This case was first heard on 5/14/24 to comply by 5/24/24 and 7/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Manuel Garcia, Senior Code Compliance Officer, said four violations remained and recommended imposition of the fine.

Hudson Robillard said they were working on the property and plans had been submitted for the driveway permit. He thought they just needed to address the driveway and landscaping. Officer Garcia stated an inspection was needed to confirm the property had been vacated. The property also needed to be registered as a rental. Mr. Robillard noted they could not repair the driveway until the permit was issued. Officer Garcia stated the City had indicated on August 14 that corrections were needed to the permit application and Mr. Robillard said the contractor was handling it.

Ms. Cannon granted a 28-day extension, during which time no fines would accrue for violations 47-20.20.(H) and 9-305(b) only; fines for 47-18.47.A. and 9-363 would continue to accrue.

Case: CE24030959

Address: 820 NE 26 AVE

Owner: SUKHOVITSKY, FELIKS

This case was first heard on 5/30/24 to comply by 8/29/24. Violations were as noted in the

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agenda. The property was not in compliance.

Manuel Garcia, Senior Code Compliance Officer, did not recommend an extension.

Feliks Sukhovitsky said he was rebuilding the property and would demolish as soon as he had the permit. Officer Garcia said only the new construction permit was on file; Mr. Sukhovitsky needed to submit a demolition permit application. Mr. Sukhovitsky requested 56 days. Dorian Koloian, Code Compliance Supervisor, recommended ordering the respondent to attend the 10/24/24 hearing.

Ms. Cannon granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 10/24/24 hearing.

Case: FC24070004

Address: 1 E LAS OLAS BLVD

Owner: NOVA SOUTHEASTERN UNIVERSITY INC

Personal service was accepted on 8/14/24. Service was also via posting at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: NFPA 13:10.3.6.2.1.1 COMPLIED
STORAGE IS WITHIN 18 INCHES (457 MM) OF THE SPRINKLER HEAD DEFLECTOR.

VIOLATIONS: 1:13.3.1.1, FFPC 8th COMPLIED
ESCUTCHEON RING IS MISSING.

VIOLATIONS: NFPA 101:7.9.2.1, FF
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

VIOLATIONS: NFPA 1:14.14.1.2.1, COMPLIED
EXIT SIGN(S) IS(ARE) NOT PROVIDED AT THE(ALL) REQUIRED EXIT(S).

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

Charles Jawor said they already had a proposal to repair the lights.

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

Case: CE23050960

ORDERED TO REAPPEAR

Address: 1301 NE 4 AVE

Owner: R S HOLDINGS II LLC

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

Bernstein Saimbert, Code Compliance Officer, said the parking lot violation remained. He said the permit application had been awaiting client reply since June 2024.

Natalia Romanova described their efforts to comply and requested an extension.

Ms. Cannon granted a 94-day extension, during which time no fines would accrue and ordered the respondent to attend the 12/1/24 hearing.

Case: CE24020440

ORDERED TO REAPPEAR

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, said only violation 18-12.(a) remained.

Bernstein Saimbert, Senior Code Compliance Officer, acted as interpreter for the owner. Ghislaine Duperlord, who said they had done the work a week ago. Officer Garcia said his last inspection had been on August 23. He requested ordering the respondent to attend the 9/26/24 hearing.

Ms. Cannon granted a 10-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/26/24 hearing.

Case: CE24060629

Address: 721 NW 19 ST

Owner: SREIT VENICE COVE FLL LLC; % RYAN LLC

Personal service was accepted on 8/16/24. Service was also via posting at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 18-1.

THERE IS ILLEGAL DUMPING OF LANDSCAPE MATERIAL ON THE WATERWAY AT THE REAR OF THIS PROPERTY IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION PRESENTS A SERIOUS THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE AND WAS FOUND TO BE IRREPARABLE AND IRREVERSIBLE IN NATURE. DUE TO THE FINDINGS, THIS CASE WILL BE SCHEDULED FOR A MAGISTRATE HEARING FOR AN IMPOSITION OF FINES OF UP TO \$15,000.

Officer Garcia presented the case file into evidence and recommended imposing a fine of up to \$15,000 for the irreparable violation.

Sherry Fray said they had the trees trimmed and the landscaper had taken the items away the following day.

Blake Bernal, landscaper, acknowledged that some trimmings had ended up in the water because of how close the trees were to the water and he had cleaned them out the following day. Officer Garcia said administrative costs totaled \$267.

Ms. Cannon found in favor of the City and imposed a \$1,500 fine for the irreparable violation.

Case: CE23100071

REQUEST FOR EXTENSION

Address: 3281 NW 64 ST

Owner: BARKER, ERICA A

This case was first heard on 3/12/24 to comply by 6/11/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,500.

Manuel Garcia, Senior Code Compliance Officer, recommended a 56-day extension.

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Erica Barker and Dalton Burke agreed to the extension.

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

Case: CE24050557

Address: 115 FIESTA WAY

Owner: CHAWORTH-MUSTERS, JAMES P

Service was via posting at the property on 8/17/24 and at 1 East Broward Blvd. on 8/15/24.

Manuel Garcia, Senior 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 DOES NOT DISPLAY A CURRENT VALID REGISTRATION. THIS IS A RECURRING VIOLATION THAT WAS PREVIOUSLY CITED UNDER CASE CE23030311. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT FOR A FINDING OF FACT.

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

Thomas McDermott presented a letter from the owner indicating he had been in Spain taking care of his mother for a year. Mr. McDermott also explained what he had done to comply the violation. Ms. Cannon noted the owner's letter indicated it may take one year for the Florida Fish and Wildlife Commission to remove the boat.

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

Case: CE23060214

Address: 1511 NW 12 ST

Owner: ROBINSON, OSBURN

This case was first heard on 5/30/24 to comply by 6/27/24 and 7/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,150 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.

Osburn Robinson said only the deep freezers remained under the carport. They were keeping them because they were working appliances. Officer Exantus noted the appliances presented a safety hazard to kids in the neighborhood.

Ms. Cannon imposed the \$3,150 fine, which would continue to accrue until the property was in compliance and ordered the respondent to attend the 9/26/24 hearing.

Case: CE24030595

Address: 429 NW 22 AVE

Owner: MCCALL, TATIFITI H/E; MCCALL, SYLVESTER ET AL

Service was via posting at the property on 8/14/24 and at 1 East Broward Blvd. on 8/15/24.

Guy Seiderman, 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

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REQUIRED. THE CHAIN LINK FENCE SURROUNDING THE PROPERTY IS IN DISREPAIR. AREAS OF THE FENCE ARE BENT AND ARE LEANING IN NEED OF REPAIR OR REPLACING.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. MAINTAIN LANDSCAPING AND PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIME.

VIOLATIONS: 9-307(a) WITHDRAWN
THERE ARE WINDOWS WHICH ARE NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER. NONE OF THE WINDOWS ON THE PROPERTY HAVE PROPER SCREEN PROTECTION.

VIOLATIONS: 9-304(b)
THE DRIVEWAY HAS CRACKS, POTHOLES AND THE ASPHALT TOPCOAT IS RAISED, LOOSE AND MISSING IN SOME AREAS.

VIOLATIONS: 9-278(g)
THERE ARE HURRICANE SHUTTERS COVERING THE FRONT WINDOW OF THIS OCCUPIED DWELLING.

Officer Seiderman presented the case file into evidence and recommended ordering compliance within 15 days for 9-278(g) and with the remaining violations within 28 days or a fine of \$25 per day, per violation.

Tatifiti McCall agreed to comply.

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

Case: CE23090263

Address: 1840 SW 37 WAY

Owner: MERGILLES, VODREGUE & MERGILLES, AGATHE

This case was first heard on 2/13/24 to comply by 3/12/24 and 4/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Bernstein Saimbert, Senior Code Compliance Officer, acted as interpreter for the owner, Vodregue Mergilles, who said the first inspector had informed him that he just needed to reseal the driveway, not repair it. Mr. Mergilles requested two months. Dorian Koloian, Code Compliance Supervisor recommended and ordering the respondent to attend the 10/24/24 hearing.

Ms. Cannon granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 10/24/24 hearing.

Case: CE24020218

ORDERED TO REAPPEAR

Address: 1317 NE 4 AVE

Owner: AGAPE CHURCH OF GOD INC

This case was first heard on 4/25/24 to comply by 5/5/24, 5/30/24 and 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$38,600 and the City was requesting imposition of the fines, which would continue to accrue until

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the property was in compliance.

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

Pierre Petit Frere, pastor, said they had done the best they could. He said an asphalt company had repaired the parking area. Officer Garcia pointed out areas on recent photos that showed areas still in need of repair. Pastor Petit Frere said he had applied for a board-up permit. Officer Garcia said the company that applied for the permit had lapsed insurance so the City would not issue the permit.

Josh Petit Frere said homeless people congregated on the property, erected tents there and left trash. Officer Garcia recommended ordering the respondent to attend the 9/26/24 hearing.

Ms. Cannon granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/26/24 hearing.

Case: CE24050273

Address: 900 SW 31 ST

Owner: TAL SHIAR PROPERTIES LLC

This case was first heard on 6/27/24 to comply by 7/12/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,000 and the City was requesting the full fine be imposed.

Evan Oaks, Code Compliance Officer, recommended reducing the fine to \$5,000. He said administrative costs totaled \$1,040.

Alexi Harding said he was not aware of the violation. As soon as he spoke to Officer Oaks, he had complied. He said the property had been vacant since it was flooded.

Ms. Cannon imposed administrative costs of \$1,040.

Case: CE24030645

ORDERED TO REAPPEAR

Address: 1221 AVOCADO ISLE

Owner: REIDY, DAVID STEPHEN

This case was first heard on 5/30/24 to comply by 8/29/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Guy Seiderman, Code Compliance Officer, said violations 9-306 and 9-308(b) remained.

David Stephen Reidy said two violations had been cleared. He said the roof had also been cleaned and Officer Aguilera had witnessed Mr. Reidy finish. Mr. Reidy requested 90 days. He wanted the order to indicate that demolition would comply the violation and Ms. Cannon confirmed that it would.

Ms. Cannon granted a 94-day extension, during which time no fines would accrue and ordered the respondent to attend the 12/1/24 hearing.

Case: CE24070042

Address: 301 NW 8 ST

Owner: MALEC, JOHN J

Service was via posting at the property on 8/15/24 and at 1 East Broward Blvd. on 8/15/24.

Patt Gavin, 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.

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VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE DOORS TO THE APARTMENTS ARE STAINED AND/OR DIRTY.

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

VIOLATIONS: 9-280(h)(1)
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE WOODEN FENCE LOCATED ON THE EAST SIDE OF THE PROPERTY THAT IS LEANING AND IN A STATE OF DISREPAIR.

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

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 Gavin presented the case file into evidence and recommended ordering compliance with 18-12.(a), 9-304(b), and 24-27.(b) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

John Malec requested 30 days for all violations and said the landscaping had already been addressed.

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

Case: CE24050666

Address: 6400 NE 19 AVE

Owner: TOAL, TIMOTHY MICHAEL & JILLIAN

This case was first heard on 7/9/24 to comply by 7/24/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonard Champagne, Senior Code Compliance Officer, noted the dates the property was found to be in violation and recommended imposition of the fine.

Timothy Toal said he had not been aware that renewal was necessary. He said he had not received the initial notice of the violation, but had since applied for the renewal. Ms. Hasan advised him to change the mailing address with the Broward County Property Appraiser. She added that he should take down the ad until he gets the renewal, which Mr. Toal did not wish to do. Officer Champagne said most of the application must be started anew and go through Broward County and the State. Amy Brown, Code Compliance Supervisor, suggested Mr. Toal block all of the dates instead of removing the ad.

Ms. Cannon granted a 15-day extension, during which time no fines would accrue.

Case: CE24030235

ORDERED TO REAPPEAR

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 \$29,600

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, owner, described all the work they had done on the property and said he thought the property was in compliance. Officer Garcia recommended an extension.

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

Case: CE24070541

Address: 1617 SW 17 AVE

Owner: 1617 SHADY BANKS VILLA LLC

Service was via posting at the property on 8/7/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 15-278(7) COMPLIED

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

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 repeat violation would incur a \$250 per day fine. He was unsure if the ad specified how many adults and how many children.

Larry Shinbauam, property manager, said they had taken down the ad.

Ms. Hasan said the City would withdraw the case.

Case: CE24040854

Address: 1609 NW 11 ST

Owner: SCOTT, DONALD

Service was via posting at the property on 8/16/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND HOLES ON THE DRIVEWAY AND THE BLACKTOP IS FADED.

VIOLATIONS: 9-306

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.

VIOLATIONS: 18-12.(a)

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

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VIOLATIONS: 47-19.1.D. COMPLIED

THERE IS A CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS OCCUPIED PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES. THE CAR CANOPY DOES NOT MEET THE REQUIRED FRONT YARD SETBACKS.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; SCRAP METALS, BOAT ENGINES, CAR ENGINES, CAR PARTS, A VACUUM AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

VIOLATIONS: 47-34.4.A.1. COMPLIED

THERE ARE COMMERCIAL VEHICLES, BOATS AND TRAILERS BEING STORED ON THE RIGHT OF WAY.

VIOLATIONS: 18-4.(c)

THERE ARE MULTIPLE DERELICT VEHICLES STORED/PARKED AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO, A WHITE DODGE WITH NO TAG AND A BLACK VOLKSWAGEN WITH THE FRONT DAMAGE AND MISSING TAG.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-12.(a), 47-34.1.A.1., and 18-4.(c) within 10 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Donald Scott said these were expensive repairs. Officer Exantus noted the number of vehicles in the rear yard. Dorian Koloian, Code Compliance Supervisor said the vehicles were moved around the property and noted that any derelict vehicle must be removed.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a), 47-34.1.A.1., and 18-4.(c) within 10 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Case: FC24060003

Address: 81 SW 31 AVE

Owner: NEW GLOBAL HOLDINGS INC

Service was via posting at the property on 8/14/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: NFPA 1:13.6.4.3.2.1,

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

VIOLATIONS: NFPA 1:13.6.3.1.3.8.

THE FIRE EXTINGUISHER(S) IS/ARE NOT MOUNTED ACCORDING TO THE CODE.

VIOLATIONS: 1:50.6.2.1, FFPC 8th

THE HOOD FIRE SUPPRESSION SYSTEM HAS NOT BEEN INSPECTED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 6 MONTHS.

VIOLATIONS: MO Sec. 13-58 (b)

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

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

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

Case: FC24060006

Address: 1396 SE 17 ST

Owner: 1300 SEVENTEENTH LLC

Personal service was accepted on 8/13/24. Service was also via posting at 1 East Broward Blvd. on 8/15/24.

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

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

VIOLATIONS: NFPA 1:13.6.3.1.3.8. COMPLIED
THE FIRE EXTINGUISHER(S) IS/ARE NOT MOUNTED ACCORDING TO THE CODE.

VIOLATIONS: NFPA 1:14.4.1, FFPC COMPLIED
THE PATH OF EGRESS IS OBSTRUCTED/BLOCKED.

VIOLATIONS: NFPA 101:7.1.10.2.1, COMPLIED
FURNISHINGS, DECORATIONS, OR OTHER OBJECTS ARE OBSTRUCTING THE EXITS, ACCESS THERETO, EGRESS THEREFROM, OR VISIBILITY THEREOF.

VIOLATIONS: NFPA 101:7.9.1.1, FF COMPLIED
EMERGENCY LIGHTING IS NOT PROVIDED IN ACCORDANCE WITH THE CODE.

VIOLATIONS: MO Sec. 13-58 (b)
THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE-RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE).

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

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

Case: FC24070001

Address: 1521 SE 2 CT

Owner: SOLE PROPERTIES HOLDING LLC

Service was via posting at the property on 8/14/24 and at 1 East Broward Blvd. on 8/15/24.

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

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

VIOLATIONS: 1:13.3.1.1, FFPC 8th COMPLIED
THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

VIOLATIONS: MO Sec. 13-58 (b)
THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE-RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE).

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

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

Case: FC24070002

Address: 1221 E LAS OLAS BLVD

Owner: ALL AROUND LAS OLAS LLC

Personal service was accepted on 8/14/24. Service was also via posting at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: NFPA 1:13.6.4.3.2.1,

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

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

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

Case: FC24070013

Address: 437 SW 4 AVE

Owner: HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE

Personal service was accepted on 8/12/24. Service was also via posting at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: NFPA 110:8.4.8, 2013 COMPLIED

THERE IS NO RECORD OF A PASSING OPERATIONAL TEST BEING CONDUCTED IN ACCORDANCE WITH NFPA 110 CHAPTER 8.4 OPERATIONAL INSPECTION AND TESTING.

VIOLATIONS: MO Sec. 13-58 (b) COMPLIED

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

VIOLATIONS: BORA F-121.1.1 04/

THIS STRUCTURE HAS BEEN IDENTIFIED AS A NEW OR EXISTING BUILDING, THAT HAS NOT COMPLIED WITH THE APPLICABLE OCCUPANCY CLASSIFICATIONS OF F-121 TO INSTALL AND MAINTAIN AED(S) AND SBK(S) AS PER THE BROWARD COUNTY BOARD OF RULES AND APPEALS LOCAL AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE.

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

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

Case: CE24070607

Address: 1401 CORAL RIDGE DR

Owner: DICONDINA, MICHAEL & SHELLEY K

Personal service was accepted on 8/19/24. Service was also via posting at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 47-20.13.A.

THERE ARE ITEMS PLACED IN THE RIGHT OF WAY OF THIS RS-4.4 ZONED RESIDENTIAL PROPERTY. THERE ARE DRIVEWAY MARKERS ABUTTING THE STREET ALONG THE SWALE.

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

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

Case: CE24060412

Address: 1101 N VICTORIA PARK RD 1-2

Owner: GOMEZ, ERIKA E; MUALIM, EDUARDO M

Service was via posting at the property on 8/14/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES PARKED ON AN UNAPPROVED SURFACE ON THE SUBJECT RC-15 ZONED PROPERTY. VEHICLES WERE OBSERVED PARKED AND STORED ON AREAS OF THE FRONT OF THE PROPERTY THAT ARE NOT COVERED BY A HARD AND DUSTLESS SURFACE.

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE PAVERS THAT ARE BROKEN AND DAMAGED.

Officer Noel presented the case file into evidence and recommended ordering compliance with 9-280(b) within 10 days and with 9-305(b) within 56 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 9-280(b) within 10 days and with 9-305(b) within 56 days or a fine of \$100 per day, per violation.

Case: CE24020599

Address: 1614 NW 11 PL

Owner: GONZALEZ, ROSA MARIE

Service was via posting at the property on 8/16/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE ASPHALT ENTRANCE DRIVEWAY AND THE ASPHALT DRIVEWAY ARE IN DISREPAIR. THERE ARE CRACKS AND HOLES IN THE DRIVEWAY AND THE BLACKTOP IS FADED.

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VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 24-27.(b) COMPLIED

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 47-39.A.1.b(9) (e) (1) WITHDRAWN

THIS IS REFERENCE NOT ALLOWING MORE THAN ONE BOAT OR RV TO BE STORED ON THE PROPERTY.

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

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

Case: CE24010584

Address: 2064 NW 15 AVE 1-2

Owner: DIEURESTIL, JEAN BERRY; DIEURESTIL METAYER, MASELINE

Service was via posting at the property on 8/16/24 and at 1 East Broward Blvd. on 8/15/24.

Bovary Exantus, 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: 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.

VIOLATIONS: 9-304(b)

PARKING ON LAWN/DIRT SURFACE PROHIBITED. THE PARKING LOT IS IN DISREPAIR. THERE ARE CRACKS AND HOLES IN THE PARKING LOT AND THE BLACKTOP IS FADED.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 56 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 56 days or a fine of \$50 per day, per violation.

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Case: CE24050691

Address: 1717 NW 7 TER

Owner: JENKINS, MARY D EST

Service was via posting at the property on 8/16/24 and at 1 East Broward Blvd. on 8/15/24.

Cary Tullos, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS VACANT PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. PORTIONS OF THE VACANT PROPERTY WERE FOUND WITH REFUSE AND DEBRIS.

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

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

Case: CE24060513

Address: 330 SW 20 ST 1-3

Owner: SOTO, ROBERT

Service was via posting at the property on 8/15/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.

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

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

Case: CE24070403

Address: 412 SW 12 ST

Owner: MILIAN, SANDRA L; QUINONES, JACOBO

Service was via posting at the property on 8/6/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS PALM LIMBS ON THIS PROPERTY AND/OR ITS SWALE AND ALLEYWAY.

Officer Santos 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.

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Case: CE24050221

Address: 455 SW 20 AVE

Owner: WALKER, JAMES

Service was via posting at the property on 8/14/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 47-21.15.A

A TREE (SLASH PINE) WAS REMOVED FROM THIS ZONED RM-15 RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Eason presented the case file into evidence and said the violation was now in compliance. He recommended imposing a \$150 fine for the irreparable violation.

Ms. Cannon found in favor of the City and imposed a \$150 fine for the irreparable violation.

Case: CE24050633

Address: 712 SW 12 AVE

Owner: CLARKE, ROBERT J

Service was via posting at the property on 8/15/24 and at 1 East Broward Blvd. on 8/15/24.

Edward Eason, 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. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20010577 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 47-34.1.A.1. COMPLIED

NON-PERMITTED LAND USE IN THIS RS-8 RESIDENTIAL ZONING DISTRICT. THERE IS UNROOFED OUTDOOR STORAGE. THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT LIMITED TO BUCKETS, CONTAINERS, TOOLBOXES, CRATES, AND OTHER MISCELLANEOUS ITEMS THAT ARE SCATTERED THROUGHOUT ENTIRE PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE-20010577 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-1. COMPLIED

THERE IS UNDERROOF STORAGE AT RS-8 RESIDENTIAL PROPERTY SUCH AS BUT LIMITED NOT LIMITED TO METAL BOXES, BRICKS, BUCKETS AND OTHER MISCELLANEOUS ITEMS. 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 REFER TO CASE NUMBER CE-20010577 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-308(b) COMPLIED

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

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.

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VIOLATIONS: 9-280(b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.
THE AWNING ON THE PROPERTY IS RUSTED, DIRTY AND HAVE MISSING AND PEELING PAINT.
THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE-20010577 AND WILL BE
PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS
SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20010577 AND
WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE AND A RV ON THE PROPERTY. WHITE RV WITH FLAT TIRES,
WHITE FORD FUSION WITH NO TAG.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A VEHICLE AND RV PARKED ON THE GRASS/LAWN AREA. THIS IS A
RECURRING VIOLATION REFER TO CASE NUMBER CE-20010577 AND WILL BE PRESENTED TO THE
MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Eason presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 9-305(b), 47-34.1.A.1., 18-1., 9-280(b), 18-12.(a), and 9-304(b) had existed as cited.

Ms. Cannon found in favor of the City that violations 9-305(b), 47-34.1.A.1., 18-1., 9-280(b), 18-12.(a), and 9-304(b) had existed as cited.

Case: CE24050484

Address: 808 SW 14 TER 4

Owner: 808 SW 14 TERRACE LLC

Service was via posting at the property on 8/14/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THIS PRIVATE PROPERTY PARKING LOT. SILVER
MITSUBISHI MIRAGE BEARING WASHINGTON TAG #BMC5679 WITH SEVERE FRONT END
DAMAGE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS ZONED RD-15 RESIDENTIAL
PROPERTY. THERE IS AN OPEN TRAILER IN THE PARKING LOT BEING USED FOR STORAGE OF
MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304(b)
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

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

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

Case: CE24050274

Address: 300 SW 4 CT

Owner: MAIC OF QUEENS INC

Service was via posting at the property on 8/15/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 24-28(a)

THE DUMPSTER ENCLOSURE AT THIS PROPERTY IS NOT SECURED AND THERE IS A LARGE ACCUMULATION OF TRASH AND FOUL ODORS.

VIOLATIONS: 24-28(c)

THE DUMPSTER AT THIS PROPERTY IS NOT KEPT WITHIN THE DUMPSTER ENCLOSURE.

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

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

Case: CE24060238

Address: 835 NW 3 AVE

Owner: CDH MANAGEMENT LLC

Service was via posting at the property on 8/15/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 PROPERTY. THERE IS STORAGE OF INDUSTRIAL EQUIPMENT CONSISTING OF A FLAT BED AND A JOHN DEERE TRACTOR.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE20080325, CE19090777) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FRONT MAIN ENTRANCE IS IN A STATE OF DISREPAIR.

Officer Gavin presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that violation 18-12.(a) had existed as cited and a repeat violation would incur a \$50 per day fine.

Ms. Cannon found in favor of the City that violation 18-12.(a) had existed as cited and a repeat violation would incur a \$50 per day fine.

Case: CE24050293

Address: 510 SE 5 AVE

Owner: ML NEW RIVER VLG III LLC (BLDG); BROWARD COUNTY (LAND) %METLIFE

Service was via posting at the property on 8/13/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 47-19.9.A.5.a.

THERE ARE ITEMS PLACED ON THE FRONT AND AROUND THE BUILDING/PROPERTY INCLUDING BUT NOT LIMITED TO CHAIRS AND TABLES AND OTHER ITEMS USED FOR PETS. THIS BUSINESS HAS NOT OBTAINED THE NECESSARY PERMITS/APPROVAL FROM CITY.

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Officer Gavin presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$100 per day.

Ms. Cannon found in favor of the City and ordered compliance within 15 days or a fine of \$100 per day.

Case: CE24070500

Address: 510 SE 9 ST

Owner: 510 SE 9TH STREET LLC

Service was via posting at the property on 8/15/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 24-29.(a)

THERE IS TRASH SCATTERED ABOUT THE DUMPSTER ENCLOSURE.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE22070295) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Gavin 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: CE24060617

ADDRESS: 225 SE 16 AVE

OWNER: LAS OLAS WALK CONDO INC

Service was via posting at the property on 8/15/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 47-19.4.D.1. COMPLIED

THERE IS A 3 YARD DUMPSTER ON PROPERTY WITHOUT A DUMPSTER ENCLOSURE.

VIOLATIONS: 47-20.13.G.1.

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

VIOLATIONS: 18-1. COMPLIED

THERE IS A METAL WIRE/CABLE ATTACHED TO THE PUBLIC UTILITY POLE FROM THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE METAL WIRE/CABLE IS ATTACHED TO THE PUBLIC POLE IN FRONT OF THE PROPERTY ON THE PUBLIC RIGHT-OF-WAY.

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

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

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Case: CE24070405

Address: 1140 SE 6 TER

Owner: LANZ DEVELOPMENT LLC

Service was via posting at the property on 8/13/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE23090803, CE22040534) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

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

Officer Gavin presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 18-12.(a) had existed as cited and a repeat violation would incur a \$50 per day fine.

Ms. Cannon found in favor of the City that that violation 18-12.(a) had existed as cited and a repeat violation would incur a \$50 per day fine.

Case: CE24070495

Address: 615 SE 7 ST

Owner: RIO VISTA 112 LLC

Service was via posting at the property on 8/13/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 9-305(a)

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

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED.

Officer Gavin presented the case file into evidence and recommended ordering compliance with 47-21.9.M. within 28 days and with the remaining violation within 10 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 47-21.9.M. within 28 days and with the remaining violation within 10 days or a fine of \$100 per day, per violation.

Case: CE24060149

Address: 3645 SW 22 ST

Owner: GROOMS, STEVEN M EST

Service was via posting at the property on 8/7/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT

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APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE FRONT YARD AND SWALE.

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

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

VIOLATIONS: 9-308(b)
THERE IS A TARP WHICH IS NOT PERMANENT ON THE ROOF.

VIOLATIONS: 9-304(b)
THE PARKING DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE GRAVEL DRIVEWAY IS OVERGROWN WITH WEEDS.

VIOLATIONS: 47-19.4.D.1 COMPLIED
PLACEMENT/STORAGE OF 20 YARD DUMPSTER CONTAINER THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY, OR PUBLIC RIGHT OF WAY IS UNLAWFUL.

VIOLATIONS: 47-39.A.1.B.5.(A)
THE SWIMMING POOL SHALL BE ENCLOSED BY EITHER AN OPEN MESH SCREEN ENCLOSURE OR A FENCE OR WALL MINIMUM OF 5 FEET IN HEIGHT.

VIOLATIONS: 47-34.1.A.1
THERE IS NON-PERMITTED LAND USE IN THIS RS-8 ZONE PROPERTY. ITEMS ARE BEING STORED OUTSIDE THROUGHOUT THE PROPERTY, INCLUDING BUT LIMITED TO CONSTRUCTION DEBRIS/MATERIALS, BUCKETS, HOSES, TIRES AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 47-21.16.A.
THERE IS A DEAD STUMP LOCATED ON THE FRONT AND REAR OF THIS RS-8 ZONE PROPERTY THAT MUST BE REMOVED.

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 47-39.A.1.B.5.(A), 47-34.1.A.1., 18-12.(a), and 47-21.16.A within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 47-39.A.1.B.5.(A), 47-34.1.A.1., 18-12.(a), and 47-21.16.A within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE24020377

Address: 1111 SW 29 ST

Owner: 182 OCEAN AVENUE LLC

Service was via posting at the property on 8/14/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR NEAR THE ROOF LINE HAVE STAINS AND MISSING, PEELING PAINT.

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VIOLATIONS: 9-304(b) WITHDRAWN
POORLY DEFINED GRAVEL PARKING AREA WITH WEEDS GROWING THROUGH THE GRAVEL.

VIOLATIONS: 18-1. COMPLIED
THERE IS OUTDOOR STORAGE OF APPLIANCES AND OTHER MISCELLANEOUS ITEMS 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 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. GRAVEL IN THE SWALE IS IN DISREPAIR, UNEVEN AND HAS WEEDS GROWING THROUGHOUT. AS PER 47-20.13.F GRAVEL IS NOT PERMITTED FOR MULTIFAMILY PROPERTIES.

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

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

Case: CE24040234

Address: 849 SW 21 TER

Owner: ENVIROCYCLE INC; % REPUBLIC SVCS PROP TAX

Service was via posting at the property on 8/14/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS A TRASH CAN, GRILL, TARP, BUCKETS, SOFA, AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME 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, SEE CASE CE23080472. 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: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE REAR OF THIS COMMERCIAL PROPERTY LOCATED NEAR THE TRAIN TRACKS. THIS IS A RECURRING VIOLATION, SEE CASE CE23080472. 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 Saimbert presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that the violations had existed as cited.

Ms. Cannon found in favor of the City that the violations had existed as cited.

Case: CE24050797

Address: 1871 SW 25 ST 1-4

Owner: BROWN, JASON

Service was via posting at the property on 8/7/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 18-12.(a) COMPLIED - FOF
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE CE22100642 & CE21060430. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 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 PROPERTY. THE ASPHALT SURFACE IS FADED. THE STRIPPING IS FADED AND/OR MISSING.

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

VIOLATIONS: 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 IN FRONT OF THE UNITS.

Officer Saimbert presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 18-12.(a) had existed as cited.

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

Case: CE24050830

Address: 1007 CITRUS ISLE

Owner: AMERICAN HOMES & DEVELOPMENT GROUP LLC

Service was via posting at the property on 8/14/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 9-304(b)
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THERE ARE HOLES, CRACKS, AND STAINS THROUGHOUT THE DRIVEWAY.

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

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

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS FRONT AND REAR INCLUDING THE SWALE AND REAR.

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

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

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Case: CE24060126

Address: 2550 SW 18 TER

Owner: MARINA OAKS CONDO ASSN INC

Service was via posting at the property on 8/7/24 and at 1 East Broward Blvd. on 8/15/24.

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

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

THE WOOD DUMPSTER FENCE AT THIS RML-25 ZONE PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE WOOD FENCE ARE BROKEN AND MISSING SLATS. THE GATE IS BROKEN/MISSING. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24040368. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 24-27(f) COMPLIED

THERE IS A DUMPSTER WITH THEIR LIDS OPEN AT THIS LOCATION.

VIOLATIONS: 18-1. COMPLIED - FOF

THERE IS OUTDOOR STORAGE AT THIS RML-25 PROPERTY CONSIST OF FURNITURE, SUITCASE, PLYWOOD, BOXES, TRASH BAGS AND OTHER MISCELLANEOUS ITEMS 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 REFER TO CASE NUMBER CE24040368. 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 said the violations were now in compliance. He requested a finding of fact that violations 9-280(h)(1) and 18-1. had existed as cited.

Ms. Cannon found in favor of the City that violations 9-280(h)(1) and 18-1. had existed as cited.

Case: CE24060180

Address: 1324 MANGO ISLE

Owner: TYRRELL, JANIS A

Service was via posting at the property on 7/31/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-308(b)

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

VIOLATIONS: 9-304(b)

THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE AREAS ARE STAINED WITH DIRT AND OTHER DEBRIS.

VIOLATIONS: 9-313.(a) COMPLIED

THE APPROVED ADDRESS NUMBERS ARE NOT VISIBLE FROM STREET VIEW.

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

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

Case: CE24060245

Address: 2500 SW 9 AVE

Owner: RUSSELL W & SON THI PATT REV TR; PATT, RUSSELL W & SON THI TRUSTEES

Service was via posting at the property on 8/7/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-280(h)(1)

COMPLIED

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

VIOLATIONS: 47-34.4.B.1.

COMPLIED

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION.

VIOLATIONS: 9-278(e)

COMPLIED

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

VIOLATIONS: 9-304(b)

COMPLIED

THERE IS A COMMERCIAL VEHICLE PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT BEING MAINTAINED. THE CONCRETE DRIVEWAY IS STAIN AND CRACKED.

VIOLATIONS: 47-34.1.A.1.

COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 SINGLE FAMILY PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF TIRES, WHEELBARROW, BRICKS, COOLER, CHAIRS, BUCKETS, AND OTHER MISCELLANEOUS ITEMS ON THIS PROPERTY NOT SCREEN FROM VIEW.

VIOLATIONS: 9-306

COMPLIED

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

VIOLATIONS: 9-280(C)

COMPLIED

THE EXTERIOR WALKWAY IS IN DIS-REPAIR. PORTION OF THE CONCRETE IS CRACK.

VIOLATIONS: 9-363

WITHDRAWN

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

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

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

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Case: CE24060364

Address: 3346 SW 15 AVE
Owner: JOHNSON, JUSTIN W

Service was via posting at the property on 8/7/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS RS-8 VACANT LOT PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22100297. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280(h)(1)
THE WOODEN FENCE AT THIS VACANT LOT PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS LEANING OVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22100297. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, and 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 28 days or a fine of \$100 per day and found for the City that violation 18-12.(a) had existed as cited.

Case: CE24070128

Address: 1101 N VICTORIA PARK RD
Owner: GOMEZ, ERIKA E; MUALIM, EDUARDO M

Service was via posting at the property on 8/16/24 and at 1 East Broward Blvd. on 8/15/24.

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

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

Officer Gavin presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited and that a repeat violation would incur a \$1,000 per day fine.

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

Case: CE24070317

Address: 1417 NE 3 AVE
Owner: VNB PROPERTIES LLC

Service was via posting at the property on 8/15/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 15-272(a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS CASE WILL BE PRESENTED TO THE

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

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

Case: CE24070505

Address: 1444 NE 13 AVE

Owner: LUPA MIAMI LLC

Service was via posting at the property on 8/14/24 and at 1 East Broward Blvd. on 8/15/24.

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 VALID 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 that a repeat violation would incur a \$1,000 per day fine.

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

Case: CE24070542

Address: 1872 SW 29 AVE 1-3

Owner: ZHURAVLEV, ALEX U; IVANCHENKO, IVAN

Service was via posting at the property on 8/8/24 and at 1 East Broward Blvd. on 8/15/24.

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 that a repeat violation would incur a \$1,000 per day fine.

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

Case: CE24070740 (SEE PG 56)

Address: 314 SE 14 ST

Owner: GREEN, RICHARD J

Service was via posting at the property on 8/8/24 and at 1 East Broward Blvd. on 8/15/24.

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

VIOLATIONS: 15-272(a)

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS TO INCLUDE TRASH BAGS ON THIS PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 9-278(e)

THERE ARE HURRICANE SHUTTERS COVERING THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

Officer Oaks presented the case file into evidence and recommended ordering compliance with 9-278(e) within 10 days or a fine if \$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 9-278(e) within 10 days or a fine if \$100 per day and with 15-272(a) within 15 days or a fine of \$1,000 per day.

Case: CE24070153

Address: 2310 SW 18 TER 1-2

Owner: SPELLACY, PATRICK SHAWN; SPELLACY, JAMIE L

Service was via posting at the property on 8/14/24 and at 1 East Broward Blvd. on 8/15/24.

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

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

Case: CE24050703

Address: 5760 NE 18 AVE

Owner: GROUP VENTURES FL II LLC

This case was first heard on 7/9/24 to comply by 7/24/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Ms. Cannon imposed the \$1,500 fine.

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Case: CE24010689

Address: 921 NW 5 ST

Owner: WILLIAM GREEN ENTERPRISES LLC

This case was first heard on 6/11/24 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 \$15,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Ms. Cannon imposed the \$15,300 fine, which would continue to accrue until the property was in compliance.

Case: CE24030579

Address: 1800 SE 23 AVE

Owner: GILLESPIE, MARY L

This case was first heard on 7/9/24 to comply by 7/19/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$300 and the City was requesting the full fine be imposed.

Ms. Cannon imposed the \$300 fine.

Case: CE23100109

Address: 2101 SW 18 AVE

Owner: ROWLETTE, MELODY

This case was first heard on 3/12/24 to comply by 6/11/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$3,200 fine, which would continue to accrue until the property was in compliance.

Case: CE24050692

Address: 401 N BIRCH RD 1111

Owner: MY MINI GROUP LLC

This case was first heard on 7/9/24 to comply by 7/24/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$2,500 fine, which would continue to accrue until the property was in compliance.

Case: CE23090077

Address: 1328 NW 4 AVE

Owner: HENDRICKSON, ANDREW J & TOWANA

This case was first heard on 6/27/24 to comply by 7/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE24050281

Address: 729 SW 2 CT

Owner: SP FLORIDA LLC

This case was first heard on 7/25/24 to comply by 8/4/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$2,500 fine, which would continue to accrue until the property was in compliance.

Case: CE24010378

Address: 631 SW 5 AVE

Owner: FERRARESE, NICHOLAS J III

This case was first heard on 5/30/24 to comply by 7/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE22060091

VACATE OIF

Address: 513 NE 4 ST

Owner: 515 INC

This was a request to vacate the Order Imposing the Fine.

Ms. Cannon vacated the Order Imposing the Fine.

Case: CE24020215

Address: 300 SW 22 ST

Owner: SANDS REAL ESTATE LLC

This case was first heard on 7/9/24 to comply by 7/19/24 and 8/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$3,200 fine, which would continue to accrue until the property was in compliance.

Case: CE24030810

Address: 3631 SW 14 ST 1-2

Owner: ACHREUS, RODLIN

This case was first heard on 6/27/24 to comply by 7/25/24 and 8/29/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines would begin to accrue on 8/30/24.

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Bernstein Saimbert, Code Compliance Officer, said the owner had the permit and recommended a 56-day extension.

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

Case: CE24010720

Address: 50 SW 31 AVE
Owner: GLAD REALTY CORP

This case was first heard on 6/27/24 to comply by 7/7/24 and 7/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$8,800 fine, which would continue to accrue until the property was in compliance.

Case: CE24030593

Address: 2016 NW 3 CT
Owner: DOOLING, BRENDA B

This case was first heard on 6/11/24 to comply by 6/21/24 and 8/6/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE24020448

Address: 1633 NW 8 AVE
Owner: HICKENBOTTOM, MUSA COUTAIN

This case was first heard on 5/30/24 to comply by 6/27/24 and 7/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,700 and the City was requesting \$580 be imposed.

Ms. Cannon imposed administrative costs of \$580.

Case: CE24070740

CITATION

Address: 314 SE 14 ST
Owner: GREEN, RICHARD J

This case was cited on 7/27/24 to comply by 7/27/24. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$250 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Cannon imposed the \$250 fine.

Case: CE23080751

Address: 2850 SW 8 ST
Owner: CHLOE'S HOUSE LLC; MANGABY TICO LLC

This case was first heard on 6/11/24 to comply by 6/21/24 and 7/9/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,900 and the City was requesting the full fine be imposed.

Ms. Cannon imposed the \$3,900 fine.

Case: CE23070974

ORDERED TO REAPPEAR

Address: 1011 SW 8 ST

Owner: REZNICHEK, RYAN

This case was first heard on 3/28/24 to comply by 4/25/24 and 8/29/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$12,600.

Ms. Cannon did not grant an extension, so fines would continue to accrue for two violations and would begin to accrue for the other two.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 63 and 64 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:

FC24070009

CE24020198

CE24060677

CE24050721

CE24070506

Cases Rescheduled

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

None

Cases Closed

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

CE24050879

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:

CE24070536

CE24070537

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:

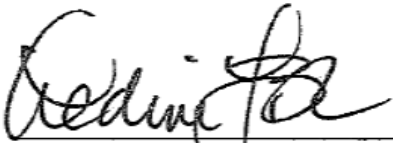
None

There being no further business, the hearing was adjourned at 3:25 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate