



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
SEPTEMBER 10, 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, Senior Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Marco Aguilera, Senior Code Compliance Officer
Amy Brown, Code Compliance Supervisor
Edward Eason, Code Compliance Officer
Patt Gavin, Code Compliance Officer
Shayqwan Kendrick, Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Code Compliance Supervisor
Robert Krock, Code Compliance Officer
Jessica Martinez, Code Compliance Officer
Rachel Moore, Code Compliance Officer
Karen Proto, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Fitzgerald Simmons, Senior Code Compliance Officer
Paul Smart, Code Compliance Officer
Gail Williams, Senior Code Compliance Officer

Respondents and witnesses

- CE24050550: Andrei Yurkoits
CE24040959: Isabel Dreyer, Maria Elena Antonela Vacca
CE24060660: Rajendra Patel
CE24030049: Sylvio Metayer; Ivenie Metayer
CE24030965: Rosene Fye Farris; Traves Knowles
CE24070772: Saundra Carter; Wayne Freeman; Kristen Bell
CE24050847: Peter Fulton Jr.
FC24080016: Paul Anthony
FC24040008: Wislande Hilaire
CE24010652: Roderick Harvey
CE23120704: Carlos Velasquez
CE24010354: Jordan Alan Bund
CE24050810: Calvin Bray
CE24040091: Keturah Lynn Bradley
FC24080017: Carl Valentine
CE24010383: Beverly Chambers
CE24070261: Ian Cato
CE24030218: David Robinson; David Olivares
CE24050397: Glorind Lisha
CE24040243: John Dinkins
CE23110332: Tammi Celantano; Robert Rucci
CE24010336: Annette Bishop
CE24070330: Gregory Laurent
CE24040556: Ziomara Barra Blackmoon
CE24040029: Hector Heguaburo

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

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

Case: CE24030965

ORDERED TO REAPPEAR

Address: 800 NW 4 ST

Owner: NEW MOUNT OLIVE BAPTIST; CHURCH INC

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This case was first heard on 5/14/24 to comply by 6/11/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jessica Martinez, Code Compliance Officer, recommended a 10-day extension.

Rosene Fye Farris said the property was now in compliance. Traves Knowles said the swale was torn up during construction of apartments. He said they could not mitigate that area within 10 days. Dorian Koloian, Code Compliance Supervisor, suggested 28 days.

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

Case: CE24010336 REQUEST FOR EXTENSION
Address: 2648 NASSAU LN
Owner: REY, ROGER

This case was first heard on 3/12/24 to comply by 8/14/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,800.

Marco Aguilera, Code Compliance Officer, said the permit application was in review.

Annette Bishop said the permit was still in review.

Ms. Cannon granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/12/24 hearing.

Case: CE24050847
Address: 812 SE 6 CT
Owner: FULTON, PETER B JR

This case was first heard on 7/9/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Peter Fulton Jr. said the POD was for an ongoing construction project. Amy Brown, Code Compliance Supervisor said this violation was for a tree removal without a permit. Mr. Fulton said he had paid the fine and pulled the permit for the tree. Supervisor Brown stated she would need to confirm the date of compliance to determine if the fine was correct. Ms. Cannon heard other cases in the meantime. Upon returning to the case, Officer Gavin reported the tree violation was not in compliance and recommended a 63-day extension. Supervisor Brown said there was a misunderstanding regarding what was needed to complete the permit and recommended the extension.

Ms. Cannon granted a 63-day extension, during which time no fines would accrue.

Case: CE24040091 REQUEST FOR EXTENSION
Address: 1408 NW 6 ST
Owner: BRADLEY, ALPHONSO LE; BRADLEY, GREGORY SR ET AL

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 in compliance, and fines had accrued to \$1,200.

Wanda Acquavella, Code Compliance Officer, confirmed the property was in compliance and recommended reducing fines to administrative costs of \$488.

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Keturah Lynn Bradley said it had been difficult to get the roof done because of rain.

Ms. Cannon imposed administrative costs of \$488.

Case: CE24010383 REQUEST FOR EXTENSION
Address: 1617 NW 5 ST
Owner: CHAMBERS, BEVERLY; CHAMBERS, SEFTON

This case was first heard on 6/11/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$5,600.

Wanda Acquavella, Code Compliance Officer, confirmed the property was not in compliance.

Beverly Chambers said the house was being demolished and requested additional time.

Ms. Cannon granted a 63-day extension, during which time no fines would accrue.

Case: CE24070772
Address: 801 NW 2 ST
Owner: SAUNDRA M CARTER

Service was via posting at the property on 8/31/24 and at 1 East Broward Blvd. on 8/28/24.

Marco Aguilera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-27(b) COMPLIED
THERE ARE TRASH CARTS NOT PULLED BACK TO AN APPROVED LOCATION.

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

VIOLATIONS: 9-306
THE EXTERIOR OF THE BUILDING HAS NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING THE FASCIA 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. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE23010848 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT COMPLIANCE IS MET. FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION IS FIRST OBSERVED JULY 30, 2024

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 RESIDENTIAL PROPERTY. THERE IS NON-PERMITTED OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO CAR JACKS, MOP BUCKETS, SIGNBOARDS, OIL JUGS ETC. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE19031624 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE (HEDGES) ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. (SIDEWALK)

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT TRAILER ON THE SWALE WITH NO TAG.

VIOLATIONS: 47-34.4.A.1. COMPLIED
THERE IS A TRAILER ON THE RIGHT OF WAY.

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VIOLATIONS: 47-19.1.E.

THERE ARE ITEMS WITHIN THE SIGHT TRIANGLE AT THIS RESIDENTIAL CORNER INTERSECTION, INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL, GRAVEL, ROCKS, PLANTS AND A TRAILER. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

VIOLATIONS: 18-12.(a) COMPLIED FOF

THERE IS A PILE OF TRASH ON THE SIDEWALK. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE19031624 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

Officer Aguilera presented the case file into evidence and said violation 18-12.(a) was now in compliance. He requested a finding of fact that violation 8-12.(a) had existed as cited, and ordering compliance with 9-363, 47-34.1.A.1., 9-305(a), and 47-19.1.E. within 10 days or a fine of \$250 per day, and with 9-306 within 28 days or a fine of \$250 per day, and to impose a fine of \$100 per day for 9-305(b), beginning on the date the violation was first observed on 7/30/24 and continuing to accrue until it was in compliance.

Kristen Bell, the owner's daughter, said there had been a squatter in the property last year and they had evicted him on August 7. Officer Aguilera said they would need to provide a notarized letter if the property was not being rented.

Wayne Freeman, property buyer, said they would close any day now and he would address all the violations immediately. He requested 30 days

Ms. Cannon found in favor of the City that violation 18-12.(a) had existed as cited. She also ordered compliance with 9-363 within 10 days or a fine of \$250 per day, with 47-19.1.E. within 10 days or a fine of \$100 per day and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Case: CE24070330

Address: 3170 NW 65 DR

Owner: LAURENT, EMMANUEL LAURENT, GREGORY

Service was via posting at the property on 8/12/24 and at 1 East Broward Blvd. on 8/28/24.

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

VIOLATIONS: 15-272(a) COMPLIED FOF

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

Gregory Laurent said they had stopped renting the property and applied for the license. Amy Brown, Code Compliance Supervisor, said the fines should be \$1,000 per day.

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

Case: CE24040959

REQUEST FOR EXTENSION

Address: 200 SE 19 ST

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

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This case was first heard on 7/9/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,800.

Rafael Santos, Code Compliance Officer, said a building permit application had been submitted.

Isabel Dreyer described her efforts to obtain the permit. She requested 90 days. Maria Elena Antonela Vacca said the City had provided the wrong permit application and this had cause delays.

Ms. Cannon granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 12/10/24 hearing.

Case: FC24040008

Address: 821 SE 14 ST

Owner: HILAIRE, WISLANDE

This case was first heard on 6/27/24 to comply by 7/7/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting no fine be imposed.

Robert Kisarewich, Fire Safety Captain, said the property was in compliance and recommended no fine be imposed.

Wislande Hilaire agreed to the fine reduction.

Ms. Cannon imposed no fine.

Case: FC24080017

Address: 1600 SE 15 ST

Owner: PLAZA 15 CONDO ASSN INC

Service was via posting at the property on 8/28/24 and at 1 East Broward Blvd. on 8/28/24.

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

VIOLATIONS: 1:18.2.2.1, FFPC 8th COMPLIED

ACCESS TO OR WITHIN THE STRUCTURE OR AREA IS DIFFICULT BECAUSE OF SECURITY.

VIOLATIONS: NFPA 1:13.4.4, FFPC

THE FIRE PUMP DOES NOT FUNCTION AS DESIGNED AND INSTALLED AS THE SERVICE REPORT HAS THE FOLLOWING DEFICIENCIES THAN WERE NOTED:

- 1) FIRE PUMP NEEDS TO BE RE-PACKED
- 2) ROOF MANIFOLD REACHED 4 PSI AT 279 GALLONS PER MINUTE
- 3) ROOF MANIFOLD REACHED 7 PSI ON PITOT

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

Carl Valentine agreed to comply.

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

Case: CE24040556

Address: 3904 SW 13 CT

Owner: MPG 3904 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 \$5,200 and the City was requesting the full fine be imposed.

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Marco Aguilera, Code Compliance Officer, recommended imposition of the fine.

Ziomara Barra Blackmoon requested a fine reduction. She said rain had delayed compliance. She added that they had lost tenants.

Ms. Cannon imposed the \$5,200 fine.

Case: CE24030049

Address: 725 W EVANSTON CIR

Owner: METAYER, IVENIE & SYLVIO

Service was via posting at the property on 8/30/24 and at 1 East Broward Blvd. on 8/28/24.

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

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

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

VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THIS PROPERTY IS DISCOLORED AND CRACKED, WITH SMALL POTHOLES.

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.

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

Sylvio Metayer agreed to comply.

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

Case: CE24010652

Address: 838 NW 4 AVE

Owner: BIOGENESIS DEVELOPMENT & GROWTH ECONOMIC COHORT LLC

This case was first heard on 5/14/24 to comply by 7/9/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,100 and the City was requesting \$786.67 be imposed.

Patt Gavin, Code Compliance Officer, recommended reducing fines to administrative costs of \$786.67.

Roderick Harvey described their efforts to comply and requested no fines or fees be imposed. Amy Brown, Code Compliance Supervisor, did not object to a further reduction of the fine.

Ms. Cannon imposed a fine of \$500 for the time the property was out of compliance.

Case: CE24050397

Address: 2200 NE 36 ST

Owner: TWENTYTWO 36TH STREET LLC

Service was via posting at the property on 8/22/24 and at 1 East Broward Blvd. on 8/28/24.

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Robert Krock, 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 2200 NE 36 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. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 BECAUSE THIS IS AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Krock presented the case file into evidence and recommended imposing a fine of up to \$15,000 for the irreparable, irreversible violation. He played a video of the party and the renters' attempts to remove people, which resulted in an altercation and noted that at the time of the violation, the property did not have a rental license.

Glorind Lisha agreed the party was unacceptable. He said the tenants had disconnected the cameras that would have alerted him to the noise. Mr. Lisha had gone to the property approximately one hour after being called and called the Police non-emergency phone seven times but no one had responded. Regarding the rental license, Mr. Lisha said he was not aware that paying a tax was interfering with the license.

Ms. Cannon found in favor of the City and imposed a \$5,000 fine for the irreparable, irreversible violation.

Case: CE23110332

REQUEST FOR EXTENSION

Address: 2612 SW 14 AVE

Owner: CELENTANO, TAMMI

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 would begin on 9/11/24.

Rafael Santos, Code Compliance Officer, did not recommend an extension.

Robert Rucci, the owner's fiancée, described their efforts to clean up the property since it had flooded. He noted the property was not salvageable. He stated they were listing the property for sale and requested 90 days.

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

Case: CE24040029

REQUEST FOR EXTENSION

Address: 5910 NE 28 AVE

Owner: UDELSON, TARA S

This case was first heard on 7/9/24 to comply by 7/19/24 and 9/10/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$10,600.

Gail Williams, Senior Code Compliance Officer, stated five of the original seven violations were now complied and recommended a 63-day extension.

Hector Heguaburo requested an extension.

Ms. Cannon granted a 63-day extension, during which time no fines would accrue.

Case: CE23120704

Address: 859 NW 16 TER

Owner: ALLIANCE PROPERTY DEVELOPMENT; LLC

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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 \$4,700 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.

Carlos Velasquez said the original permit application had been voided and they had resubmitted it. The application was still under review. He said they had not addressed the swale landscaping because the driveway was still under repair and the owner was parking in the swale. Dorian Koloian, Code Compliance Supervisor said the City had indicated corrections were needed on the permit application on 8/26. She recommended an extension.

Ms. Cannon granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/12/24 hearing.

Case: FC24080016

Address: 817 SE 2 AVE

Owner: REAL LURRA US II INC

Personal service was accepted on 8/30/24. Service was also via posting at 1 East Broward Blvd. on 8/28/24.

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

VIOLATIONS: MO Sec. 13-58 (b)

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

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

Paul Anthony said the reports would be provided immediately.

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

Case: CE24040243

Address: 2312 NW 15 CT

Owner: DINKINS, ANNIE L EST

Service was via posting at the property on 8/22/24 and at 1 East Broward Blvd. on 8/28/24.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) COMPLIED

THERE TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY.

VIOLATIONS: 9-306

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO WOOD, FURNITURE, CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304(b)

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

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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.

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

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

John Dinkins agreed to comply.

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

Ms. Cannon took a brief recess.

Case: CE24070261

Address: 1713 NW 7 CT

Owner: C & S DEVELOPERS & BUILDER & MORE LLC

Service was via posting at the property on 8/22/24 and at 1 East Broward Blvd. on 8/28/24.

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 REQUIRED. THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH ARE LEANING, HAVE BENT POLES AND AREAS WHICH ARE NOT SECURED PROPERLY. THERE ARE POLES NOT ATTACHED AND SECURED PROPERLY. THIS IS A REPEAT VIOLATION OF CASE NUMBER CE22040499. FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

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

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

Ian Cato said the property would be under construction soon.

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

Case: CE24030218

Address: 2151 NW 7 ST

Owner: DIVAD INVESTMENT LLC

This case was first heard on 7/25/24 to comply by 8/4/24 and 8/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$30,200 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.

David Olivares, property manager, said passersby threw trash on the property. He said they had started imposing fines on tenants who threw trash outside the trash can. He pointed out areas of

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the wall that had been painted and said this project would continue. Dorian Koloian, Code Compliance Supervisor, recommended imposition of the fine.

Ms. Cannon imposed the \$30,200 fine, which would continue to accrue until the property was in compliance.

Case: FC24070014

Address: 1800 S OCEAN DR

Owner: TOWNHOUSES OF HARBOR BEACH CONDO ASSN

Service was via posting at the property on 8/30/24 and at 1 East Broward Blvd. on 8/28/24.

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

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

VIOLATIONS: 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, per violation.

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

Case: CE24060362

Address: 6721 NW 26 WAY

Owner: BENJAMINSON, YOM TOV & CHAYA

Service was via posting at the property on 8/26/24 and at 1 East Broward Blvd. on 8/28/24.

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

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

VIOLATIONS: 9-304(b)
THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA. ON THE SOUTH SIDE OF THE PROPERTY. AND DRIVEWAY HAS CRACKS, DISCOLORED, AND NOT BEING MAINTAINED.

VIOLATIONS: 24-7(b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME.

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

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

Case: CE24070790

Address: 2414 E SUNRISE BLVD

Owner: KEYSTONE-FLORIDA PROPERTY HOLD

Personal service was accepted on 8/22/24. Service was also via posting at 1 East Broward Blvd. on 8/28/24.

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

VIOLATIONS: 15-28

THE BUSINESS (D'OR 24K) IN SPACE G8 IS OPERATING WITHOUT A CITY OF FORT LAUDERDALE BUSINESS TAX RECEIPT.

Officer Gavin 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: CE24070879

Address: 1900 N FEDERAL HWY

Owner: ROBERT RICKEL TR A; JJJ REV TR %EDENS

Personal service was accepted on 8/22/24. Service was also via posting at 1 East Broward Blvd. on 8/28/24.

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

VIOLATIONS: 15-28

THE BUSINESS "RAW JUICE" AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT OR AN OUTDOOR DINING PERMIT.

Officer Gavin 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: CE24080371

Address: 1638 N FEDERAL HWY

Owner: BAL HARBOUR SQUARE LLC

Personal service was accepted on 8/22/24. Service was also via posting at 1 East Broward Blvd. on 8/28/24.

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

VIOLATIONS: 24-29.(a) COMPLIED FOF

DUMPSTER OVERFLOWING WITH TRASH. THIS IS A RECURRING VIOLATION, SEE CASE CE22020222. 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: 24-27(f) COMPLIED FOF

THERE ARE DUMPSTERS WITH THEIR LIDS OPEN AT THIS LOCATION. THIS IS A RECURRING VIOLATION, SEE CASE CE22020222. 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: 47-19.4.D.8. COMPLIED

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DOORS TO THE DUMPSTER ENCLOSURE MUST BE KEPT CLOSED AND LATCHED AT ALL TIMES. THERE IS TRASH ON THE GROUND AROUND THE DUMPSTERS.

Officer Gavin presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 24-29.(a) and 24-27(f) had existed as cited and a repeat violation would incur a \$100 per day, per violation fine.

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Ms. Cannon found in favor of the City that the violations 24-29.(a) and 24-27(f) had existed as cited and a repeat violation would incur a \$100 per day, per violation fine.

Case: CE24050810

Address: 1311 NW 5 ST

Owner: BRAY, CALVIN H/E; WALDEN, CYNTHIA

Service was via posting at the property on 8/29/24 and at 1 East Broward Blvd. on 8/28/24.

Wanda Acquavella, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION. SEE CASE CE23010531, AND THIS WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT TO OBTAIN A FINDING OF FACT.

VIOLATIONS: 18-4.(c)

THERE ARE DERELICT VEHICLES ON THIS PROPERTY INCLUDING, BUT NOT LIMITED TO A RED TWO DOOR CADILLAC, NO TAG WITH FLAT TIRES; A BLACK 4 DOOR CADILLAC WITH FLAT TIRES, AND A WHITE ELDORADO, FLAT TIRES AND DISASSEMBLED. THIS IS A RECURRING VIOLATION, SEE CASE CE23010531, AND THIS WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT TO OBTAIN A FINDING OF FACT.

Officer Acquavella presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$150 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance within 10 days or a fine of \$150 per day, per violation.

Case: CE24040874

Address: 701 W EVANSTON CIR

Owner: MORADA PROPERTIES INC

Service was via posting at the property on 8/30/24 and at 1 East Broward Blvd. on 8/28/24.

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

VIOLATIONS: 9-363

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

VIOLATIONS: 47-21.16.A. COMPLIED

THERE ARE TWO TREE STUMPS ON THE LAWN OF THIS RS-6.7 - IRREGULAR RESIDENTIAL PROPERTY.

VIOLATIONS: 9-308 (b) COMPLIED

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

VIOLATIONS: 9-304 (b) COMPLIED

THE DRIVEWAY IS DISCOLORED AND REQUIRES MAINTENANCE.

VIOLATIONS: 9-306 COMPLIED

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

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Officer Moore presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$250 per day.

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

Case: CE24060399

Address: 3421 JACKSON BLVD

Owner: PREVILUS, MIREILLE H/E; PREVILUS, PELIUS

Service was via posting at the property on 8/30/24 and at 1 East Broward Blvd. on 8/28/24.

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

VIOLATIONS: 9-280(h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE AT THIS PROPERTY HAS BEEN PUSHED ONTO THE SIDEWALK BY THE ENCROACHING OF THE OVERGROWN TREE LIMBS. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE20010467. FINES WILL BEGIN TO ACCRUE BEGINNING THE FIRST DAY THE VIOLATION WAS OBSERVED UNTIL COMPLIANCE IS MET AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 25-4

THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. SEVERAL VEHICLES ARE OBSTRUCTING THE SIDEWALK AT THIS PROPERTY.

VIOLATIONS: 9-304(b) COMPLIED

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

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE ARE SEVEN VEHICLES PARKED INSIDE THE PROPERTY AND ON THE SWALE WITH EITHER NO LICENSE PLATE, OR EXPIRED LICENSE PLATES. THIS IS A RECURRING VIOLATION PER CASE NUMBERS, CE21060726, CE20010077, CE20010374, CE19020464 AND CE19020461. THIS WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-280(h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CANOPY IS MISSING ITS COVER, AND THE POLES ARE RUSTED.

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 INSIDE THE PROPERTY AND ON THE SWALE. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE20010467. FINES WILL BEGIN TO ACCRUE BEGINNING THE FIRST DAY THE VIOLATION WAS OBSERVED UNTIL COMPLIANCE IS MET AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREES IN THE FRONT OF THIS PROPERTY HAS GROWN OVER THE GATE AND ONTO THE SIDEWALK.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE20010467. FINES WILL BEGIN TO ACCRUE BEGINNING THE FIRST DAY THE VIOLATION WAS OBSERVED UNTIL COMPLIANCE IS MET AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE.

Officer Moore presented the case file into evidence and recommended imposing a \$50 per day fine

for 9-280(h)(1), retroactive to 6/19/24 and continuing to accrue until the violation was complied; imposing a \$50 per day fine for the six days 18-12.(a) had been out of compliance, continuing to accrue until the violation was complied; ordering compliance with the remaining violations within 10 days or a fine of \$50 per day, per violation.

Ms. Cannon found in favor of the City and imposed a \$50 per day fine for 9-280(h)(1), retroactive to 6/19/24 and continuing to accrue until the violation was complied; imposed a \$50 per day fine for the six days 18-12.(a) had been out of compliance, continuing to accrue until the violation was complied; and ordered compliance with the remaining violations within 10 days or a fine of \$50 per day, per violation.

Case: CE24070900

Address: 1509 E LAS OLAS BLVD

Owner: DAWIM-LAS OLAS LLC

Service was via posting at the property on 8/24/24 and at 1 East Broward Blvd. on 8/28/24.

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

VIOLATIONS: 47-19.4.b.1.

THERE IS A LARGE, FOUR YARD BULK CONTAINER STORED IN THE ALLEYWAY, BEHIND THE BUILDING/ESTABLISHMENT, BEING PLACED/STORED ON THE NEIGHBORS PROPERTY WITHOUT HAVING A DUMPSTER ENCLOSURE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE23110316) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

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

Case: CE24070260

Address: 821 NW 4 AVE

Owner: RODRIGUEZ,ROGER T & ERIKA M

Service was via posting at the property on 8/23/24 and at 1 East Broward Blvd. on 8/28/24.

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

VIOLATIONS: 18-4.(c) COMPLIED FOF

THERE ARE DERELICT VEHICLE(S) ON THE SWALE (OR) ON THE PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE24010599) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-304(b) COMPLIED FOF

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE24010599) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Gavin presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 18-4.(c) and 9-304(b) had existed as cited and a repeat violation would incur a \$100 per day, per violation fine.

Ms. Cannon found in favor of the City that violations 18-4.(c) and 9-304(b) had existed as cited and a repeat violation would incur a \$100 per day, per violation fine.

Case: CE24060528

Address: 128 SW 24 AVE

Owner: ISAAC, HEATHER M & TORY A

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Service was via posting at the property on 8/30/24 and at 1 East Broward Blvd. on 8/28/24.

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

VIOLATIONS: 9-304(b)

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 ON THE FRONT LAWN AND SWALE AREAS.

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

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

Case: CE24050826

Address: 712 SW 12 AVE

Owner: CLARKE, ROBERT J

Service was via posting at the property on 8/30/24 and at 1 East Broward Blvd. on 8/28/24.

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

VIOLATIONS: 8-144(9)

RAFTING OF VESSELS OBSERVED IN THE WATERWAY BEHIND THIS RESIDENTIAL PROPERTY.

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

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

Case: CE24040666

CITATION

Address: 1120 NE 2 AVE

Owner: KNEZEVIC, ANA

This case was cited on 4/20/24 to comply by 4/20/24. Violations and extensions were as noted in the agenda. The property was in compliance, There were immediate fines of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Fitzgerald Simmons, Code Compliance Officer, recommended imposition of the fine.

Ms. Cannon imposed the \$500 fine.

Case: CE24040307

Address: 2823 NE 36 ST

Owner: ETCHEVERRY, EDWARD

Personal service was accepted on 8/27/24. Service was also via posting at 1 East Broward Blvd. on 8/28/24.

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

VIOLATIONS: 47-21.15.A

IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. A FICUS TREE HAS BEEN REMOVED WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE TO REQUEST THE IMPOSITION OF FINES

FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Williams presented the case file into evidence and recommended imposing a \$150 fine for the irreparable, irreversible violation and ordering compliance within 63 days or a fine of \$50 per day.

Ms. Cannon found in favor of the City and imposed a \$150 fine for the irreparable, irreversible violation and ordered compliance within 63 days or a fine of \$50 per day.

Case: CE24030618

Address: 2701 NE 27 ST

Owner: NOLAN, PATRICK J JR

Service was via posting at the property on 8/22/24 and at 1 East Broward Blvd. on 8/28/24.

Gail Williams, Senior 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. THERE IS OVERGROWTH, PILES OF TREE BRANCHES AND OTHER MISCELLANEOUS DEBRIS IN THE BACK YARD. THIS IS A RECURRING VIOLATION (REFERENCE CASE NUMBER CE23080250) AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

VIOLATIONS: 18-1. COMPLIED FOF
THERE IS A LARGE PILE OF DIRT IN THE DRIVEWAY 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. THERE IS A PILE OF DIRT IN THE DRIVEWAY THAT IS CAUSING A NUISANCE TO THE NEIGHBORING PROPERTIES.

Officer Williams presented the case file into evidence and said the violations were now in compliance. She 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: CE24060660

Address: 512 NW 15 TER

Owner: PATEL, NIRAV EST

Service was via posting at the property on 8/31/24 and at 1 East Broward Blvd. on 8/28/24.

Marco Aguilera, Code Compliance Officer, testified to the following violation(s):

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

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS AN UNPERMITTED BAMBOO FENCE THAT HAS BEEN ERECTED ON THE PROPERTY.

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

REFER TO CASE NUMBER CE22050748 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES WILL ACCRUE FROM THE FIRST DAY IT WAS OBSERVED ON JUNE 30, 2024.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE ITEMS BEING STORED OF THIS RS-8 RESIDENTIAL PROPERTY SUCH AS BUT LIMITED TO PAINT BUCKETS, CINDER BLOCKS, WOOD FENCE SLAT AND OTHER MISCELLANEOUS ITEMS. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE22050748 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES WILL ACCRUE FROM THE FIRST DAY IT WAS OBSERVED ON JUNE 30, 2024.

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE22050748 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES WILL ACCRUE FROM THE FIRST DAY IT WAS OBSERVED ON JUNE 30, 2024.

VIOLATIONS: 9-313.(a)

THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE22050748 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES WILL ACCRUE FROM THE FIRST DAY IT WAS OBSERVED ON JUNE 30, 2024.

Officer Aguilera presented the case file into evidence and recommended ordering compliance with 9-363 within 10 days or a fine of \$250 per day, and with 9-280(h)(1) within 28 days or a fine of \$100 per day. He also recommended imposing a fine of \$50 per day, per violation, for 9-306, 47-34.1.A.1., and 9-305(b), retroactive to 6/30/24, and continuing to accrue until the violations were complied, and a finding of fact that 9-313.(a) had existed as cited and a fine of \$50 per day for the period between 6/30/24 and 8/20/24 when it was out of compliance.

Ms. Cannon found in favor of the City and ordered compliance with 9-363 within 10 days or a fine of \$250 per day, and with 9-280(h)(1) within 28 days or a fine of \$100 per day. She also imposed a fine of \$50 per day, per violation, for 9-306, 47-34.1.A.1., and 9-305(b), retroactive to 6/30/24, and continuing to accrue until the violations were complied, and found for the City that 9-313.(a) had existed as cited and imposed a fine of \$50 per day for the period between 6/30/24 and 8/20/24 when it was out of compliance.

Case: CE24040268

Address: 1324 MANGO ISLE

Owner: TYRRELL, JANIS A

Service was via posting at the property on 8/31/24 and at 1 East Broward Blvd. on 8/28/24.

Marco Aguilera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-278(e)

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

VIOLATIONS: 8-91.(c)

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

Officer Aguilera presented the case file into evidence and recommended ordering compliance with 9-278(e) within 10 days and with 8-91.(c) within 28 days or a fine of \$100 per day, per violation.

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Ms. Cannon found in favor of the City and ordered compliance with 9-278(e) within 10 days and with 8-91.(c) within 28 days or a fine of \$100 per day, per violation.

Case: CE24070029

Address: 320 SW 21 ST

Owner: AOTEAROA FORTRESS LLC

Service was via posting at the property on 8/26/24 and at 1 East Broward Blvd. on 8/28/24.

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

VIOLATIONS: 9-363

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

VIOLATIONS: 9-304(b)

THE GRAVEL SWALE AREA HAS WEEDS GROWING THROUGH.

Officer Santos presented the case file into evidence and recommended ordering compliance with 9-363 within 10 days or a fine of \$250 per day and with 9-304(b) within 28 days or a fine of \$100 per day.

Ms. Cannon found in favor of the City and ordered compliance with 9-363 within 10 days or a fine of \$250 per day and with 9-304(b) within 28 days or a fine of \$100 per day.

Case: CE24060504

Address: 222 SW 20 ST

Owner: MORGAN, LAWRENCE

Service was via posting at the property on 8/22/24 and at 1 East Broward Blvd. on 8/28/24.

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

VIOLATIONS: 47-21.9.K.

RM-15 - RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM DENSITY STONE OR GRAVEL IS BEING UTILIZED AT THIS LOCATION IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE 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 IN THE 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.

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

Case: CE24070195

Address: 108 SW 24 AVE

Owner: TML ENTERPRISES LLC

Service was via posting at the property on 8/30/24 and at 1 East Broward Blvd. on 8/28/24.

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

VIOLATIONS: 9-304(b)

THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR HAVING STAINS AND WEEDS GROWING THROUGH.

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VIOLATIONS: 18-12.(a) COMPLIED FOF
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THIS IS A REPEAT VIOLATION FROM CASE CE23010288. THE CASE WILL BE PRESENTED TO
THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.
FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

Officer Eason presented the case file into evidence and recommended ordering compliance with 9-304(b) within 28 days or a fine of \$50 per day. He also requested a finding of fact that violation 18-12.(a) had existed as cited and to impose a \$50 fine for the one day it had been out of compliance.

Ms. Cannon found in favor of the City and ordered compliance with 9-304(b) within 28 days or a fine of \$50 per day. She also found for the City that violation 18-12.(a) had existed as cited and imposed a \$50 fine for the one day it had been out of compliance.

Case: CE24050245

Address: 2761 SW 2 ST

Owner: NBA ENTERTAINMENT GROUP INC; %RODOLPHE LEGROS

Service was via posting at the property on 8/30/24 and at 1 East Broward Blvd. on 8/28/24.

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

VIOLATIONS: 9-280(h)(1)
THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE CHAIN-LINK FENCE THAT WERE OBSERVED BROKEN AND MISSING SUPPORT. THIS IS A REPEAT VIOLATION OF CASE CE23010520 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER IN COMPLIANCE OR NOT.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION OF CASE CE23010520 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WITHER IN COMPLIANCE OR NOT.

VIOLATIONS: 18-12.(a) WITHDRAWN
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THIS IS A REPEAT VIOLATION OF CASE CE23010520 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER IN COMPLIANCE OR NOT.

Officer Moore presented the case file into evidence and recommended imposing a fine of \$200 per day for the 38 days 9-280(h)(1) was out of compliance [from 5/10/24 - 6/17/24, a total of \$76,000], and imposing a fine of \$200 per day, for 9-305(b), retroactive to 8/10/24 and continuing to accrue until it was in compliance.

Ms. Cannon found in favor of the City and imposed a fine of \$200 per day for the 38 days 9-280(h)(1) was out of compliance [from 5/10/24 - 6/17/24, a total of \$7,600], and imposed a fine of \$200 per day for 9-305(b), retroactive to 8/10/24 and continuing to accrue until it was in compliance.

Case: CE24020249

Address: 831 NE 5 AVE

Owner: 450 NE 9TH OWNER LLC; % AIMCO INVESTMENT COMPANY LLC

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 \$4,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Ms. Cannon imposed the \$4,700 fine, which would continue to accrue until the property was in compliance.

Case: CE24020250

Address: 450 NE 9 ST

Owner: 450 NE 9TH OWNER LLC; % AIMCO INVESTMENT COMPANY LLC

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 \$4,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Ms. Cannon imposed the \$4,700 fine, which would continue to accrue until the property was in compliance.

Case: CE24020254

Address: 550 NE 9 ST

Owner: 550 NE 9TH OWNER LLC; %AIMCO INVESTMENT COMPANY LLC

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 \$4,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Ms. Cannon imposed the \$4,700 fine, which would continue to accrue until the property was in compliance.

Case: CE24020257

Address: 820 NE 5 AVE

Owner: 550 NE 9TH OWNER LLC; %AIMCO INVESTMENT COMPANY LLC

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 \$4,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Ms. Cannon imposed the \$4,700 fine, which would continue to accrue until the property was in compliance.

Case: CE24030107

Address: 109 S VICTORIA PARK RD

Owner: BELLEW, RUSSELL A

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 \$2,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Ms. Cannon imposed the \$2,350 fine, which would continue to accrue until the property was in compliance.

Case: CE24060092

Address: 905 SE 8 ST

Owner: PARDUE, DANIEL MARSHALL

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 in compliance, fines had accrued to \$1,450 and the City was requesting no fine be imposed.

Patt Gavin, Code Compliance Officer, recommended no fine be imposed.

Ms. Cannon imposed no fine.

Case: CE24010354

VACATE OIF 6/27/24 & REIMPOSE

Address: 911 SW 11 AVE

Owner: NOBSMARINA INC

This case was first heard on 4/25/24 to comply by 5/30/24. Violations and extensions were as noted in the agenda. The property was in compliance and fines had accrued to \$800. This was a request to vacate the Order Imposing the Fine dated 6/27/24 and reimpose an \$800 fine.

Ms. Cannon vacated the Order Imposing the Fine dated 6/27/24 and reimposed an \$800 fine.

Case: CE24030724

Address: 901 MANDARIN ISLE

Owner: THR FLORIDA LP

This case was first heard on 7/9/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$2,800 fine, which would continue to accrue until the property was in compliance.

Case: FC24030007

Address: 300 SW 1 AVE, # 145/150

Owner: LIMERICK GROUP LLC

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 in compliance, fines had accrued to \$3,200 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine.

Case: CE23120384

Address: 701 NW 21 TER

Owner: 701 MAZAL LLC

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 \$20,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$20,600 fine, which would continue to accrue until the property was in compliance.

Case: CE24030944

REQUEST FOR EXTENSION

Address: 11 SE 12 AVE

Owner: MANOAH, ABRAHAM AVI

This case was first heard on 5/30/24 to comply by 6/9/24 and 8/29/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,800.

Patt Gavin, Code Compliance Officer, did not recommend an extension.

Ms. Cannon denied the extension request, so fines would continue to accrue.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 35 and 36 into the record as an exhibit.

Cases Complied

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

FC24070010

CE24080065

CE24050550

Cases Rescheduled

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

None

Cases Closed

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

None

Cases Withdrawn

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

None

Cases with No Service

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

None

Respondent Non-Appearance

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

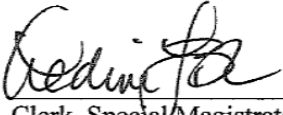
None

There being no further business, the hearing was adjourned at 11:37 A.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate