



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
SEPTEMBER 26, 2024
ROSE ANN FLYNN 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
Shaun Amarnani, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Leonard Champagne, Senior Code Compliance Officer
Edward Eason, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Patt Gavin, Code Compliance Officer
Manuel Garcia, Senior Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Code Compliance Supervisor
Rachel Moore, Code Compliance Officer
Jean Claude Noel, Code Compliance Officer
Evan Oaks, Code Compliance Officer
Bernstein Saimbert, Senior Code Compliance Officer
Rafael Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Gail Williams, Senior Code Compliance Officer

Respondents and witnesses

- FC24060008: Harold Huffstetler
FC23060015: Blake Stranz; Stephen Tilbrook
CE24080377: Oleksandr Dmytriev
CE24060505: James Abbott
CE24050836: Marilyn Foerster; Milton Foerster
CE24080703: Carlos Quintara
CE24080512: Patrick Reece
CE24080153: Michelle Howland; Andres Gonzalez
CE24020476: Rick Lentz
CE24020407: Keith Mitchell; Noel Sterling; Lester Parkinson
CE24080354: Marta Rodriguez
CE24050144: Kimberly Transtun
CE24040547: Bhognauth Santu; Santu Niresh
CE24010692: Gary Jones
CE24060333; CE24060332: Maria Guardado
CE24070424: Alexie and Guisela Jones
CE23070974: Ryan Reznichek
CE24030919; Reinaldo Crespo; Anthony Crespo
CE24020768: Hyacinth Clarke
CE24060587: Rosy Perez; Michel Xavier
CE24030709: Omar Persad Esq.
CE23040355: Randall Klett
CE24020218: Josh Petit-Frere
CE24080721: Erica Concepcion
CE24030224: Dale Clappison
CE24030144: Tony Bernard
CE24080342: Carlos Martinez
CE24030628: Richard Maggiore; Belmaine Lee; Andrew Schein Esq.
CE24040124: Sharon Way
CE24020440: Ghislaine Duperlord; Denly Duperlord
CE24050341: Yinette Sanchez
CE23030547: Mark Costello Esq.; Raymond Costello
CE24030705: Vilan Uzan
CE23100858: Marsha Ellison; Bertha Smith
CE24020656: Jimmy Hazamy
CE23100600: Susan Jaen

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

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

Case: CE23100600

REQUEST FOR EXTENSION

Address: 6351 NE 20 WAY

Owner: JAEN, ELOY E JR & SUSAN FRANCES

This case was first heard on 3/28/24 to comply by 5/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Gail Williams, Senior Code Compliance Officer, recommended a 70-day extension.

Susan Jaen agreed to the extension.

Ms. Flynn granted a 70-day extension, during which time no fines would accrue.

Case: CE23070974

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, fines had accrued to \$18,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Ryan Reznichuk discussed two lawsuits he was involved in that had bearing on his ability to pay for the repairs. He discussed his efforts to comply and said he needed to collect from the lawsuits to repair the roof and driveway.

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

Case: CE24030628

Address: 1620 W STATE ROAD 84 PKG3

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

Service was via posting at the property on 9/6/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-2 ZONE PROPERTY. THERE IS A FOOD TRUCK OPERATING CALLED THE FRENCH TOUCH 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 TRUCK.

VIOLATIONS: 9-304(b) COMPLIED

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS ON THE SWALE.

VIOLATIONS: 47-19.5.D.5. COMPLIED

THERE IS A BUFFER WALL ON THE REAR OF THE PROPERTY THAT NEEDS REPAIR.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day and ordering the respondent to attend the 1/30/25 hearing..

Andrew Schein Esq., the owner's attorney, agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$100 per day.

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Case: CE24050341

Address: 1988 SW 29 AVE 1-2
Owner: SANCHEZ, YINETTE

Service was via posting at the property on 8/28/24 and at 1 East Broward Blvd. on 9/13/24.

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: 9-306

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

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE IS MISSING A GATE.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RD-12.22 ZONE PROPERTY. THERE ARE OIL STAINS, CRACKS AND POTHOLES. THE PARKING LOT NEEDS TO CLEANED, RESURFACED AND RESTRIPE.

VIOLATIONS: 18-1. COMPLIED

THERE ARE STORAGE BINS, OIL BOTTLE, AND OTHER MISCELLANEOUS ITEMS UNDER THE ROOF AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE VEHICLE PARTS, SHOVEL, BUCKETS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304(b) COMPLIED

THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA.

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 9-306 within 28 days and with 9-305(b) and 47-20.20.(H) within 70 days or a fine of \$50 per day, per violation. He said a permit for the driveway was in process.

Yinette Sanchez requested more time for the painting and landscaping. She said she was increasing the parking on the property. Officer Saimbert did not object.

Ms. Flynn found in favor of the City and ordered compliance within 70 days or a fine of \$50 per day, per violation.

Case: CE23040355

ORDERED TO REAPPEAR

Address: 1226 NE 4 AVE
Owner: 2010 PROPERTY LLC

This case was first heard on 6/27/24 to comply by 9/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jean Claude Noel, Code Compliance Officer, did not recommend an extension.

Randall Klett, owner, said he had applied for a CRA grant to help pay for the façade repair. He

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requested 90 days. Officer Noel suggested 70 days and ordering the respondent to attend the December hearing. Katrina Johnson, Code Manager, recommended 126 days.

Ms. Flynn granted a 126-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/30/25 hearing.

Case: FC23060015

REQUEST FOR EXTENSION

Address: 17 S FTL BEACH BLVD

Owner: THOR GALLERY AT BEACH PLACE LLC

%RYAN LLC - DIVINA TAVERAS

This case was first heard on 8/31/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Kisarewich, Fire Safety Captain, said new management had been cooperating and making progress and recommended a 40-day extension for 1:13.3.1.1, FFPC 6t and a 70-day extension for NFPA 1:1.7.7.2, FFPC.

Stephen Tilbrook Esq., the owner's attorney, agreed to the extensions.

Ms. Flynn granted a 40-day extension for 1:13.3.1.1, FFPC 6t and a 70-day extension for NFPA 1:1.7.7.2, FFPC, during which time no fines would accrue.

Case: CE24060505

Address: 226 SW 20 ST 4

Owner: ABBOTT, JAMES

Service was via posting at the property on 9/9/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 47-20.20.(H)

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-363

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

Officer Santos presented the case file into evidence and recommended ordering compliance with 9-363 within 10 days or a fine of \$250 per day and with the remaining violations within 70 days or a fine of \$50 per day.

James Abbott said the street flooded due to a sinkhole from an old utility pole that had been removed and FPL had not addressed. He said the property had flooded twice. Mr. Abbott requested the longest amount of time possible. Officer Santos recommended 126 days for 47-20.20.(H) and 9-305(b).

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 10 days or a fine of \$250 per day and with the remaining violations within 126 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 1/30/25 hearing.

Case: CE24040547

Address: 802 NW 10 TER

Owner: NOBLE HOMES & PROPERTY MANAGEMENT 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 \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Niresh Santu said the tenant was applying for the business tax receipt. He said the auto body shop was not operating right now and requested an extension.

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

Case: CE24020407

Address: 623 NW 15 WAY

Owner: SOUTHEASTERN CONFERENCE ASSN OF SEVENTH DAY ADVENTIST INC

This case was first heard on 6/27/24 to comply by 7/7/24, 7/25/24, and 9/26/24. 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.

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

Noel Sterling said the Southeastern Conference Association of Seventh Day Adventist had finally granted them Power of Attorney to pull the permits. He said the trash had been removed and they cleaned up the property once per week. Dorian Koloian, Code Compliance Supervisor, said there were no permit applications yet for the parking facility.

Ms. Flynn granted a 10-day extension for 18-12.(a_ and a 28-day extension for 47-20.20.(H), 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 \$22,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Manuel Garcia, Senior Code Compliance Officer, recommended a 182-day extension.

Josh Petit-Frere agreed to the extension.

Ms. Flynn granted a 182-day extension, during which time no fines would accrue.

Case: CE24050836

Address: 231 SW 23 ST

Owner: FOERSTER, MARILYN ANN H/E; FOERSTER, MILTON

Service was via posting at the property on 9/11/24 and at 1 East Broward Blvd. on 9/13/24.

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: 9-280(h)(1) COMPLIED

THE WOOD FENCE IN THE ALLEYWAY AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 47-34.1.A.1.

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THERE IS ILLEGAL LAND USE OCCURRING AT THIS AT THIS RM-15 ZONED PROPERTY.
THERE IS OUTDOOR STORAGE OCCURRING AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO
ROOFING MATERIAL, BUCKETS, ROOF TILES, PROPANE TANKS, AND OTHER MISCELLANEOUS
ITEMS.

VIOLATIONS: 47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) TRUCKS AT THIS RM-15 ZONED
PROPERTY, LOCATED IN THE FRONT AND BACKYARD.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 47-34.4.2.C

THERE ARE COMMERCIAL TAR TRAILERS BEING STORED AT THIS AT THIS RM-15 ZONED
PROPERTY IN THE SWALE AREA.

Officer Santos presented the case file into evidence and recommended ordering compliance with 9-304(b), 47-34.4.B.1. and 47-34.4.2.C within 28 days, with 18-12.(a) within 15 days and with 9-305(b) and 47-34.1.A.1. within 126 days or a fine of \$50 per day, per violation and ordering the respondent to attend the 1/30/24 hearing.

Milton Foerster said he had been injured a year ago and moved the commercial equipment to his residence after leaving his business property. He described his progress moving the equipment to a property he owns in Tennessee. He requested seven to eight months. Katrina Johnson, Code Manager, recommended 126 days and ordering the respondent to attend the 1/30/25 hearing for a status update.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 1/30/25 hearing for a status update.

Case: CE24030144

Address: 1606 NW 8 AVE

Owner: 1608 8TH AVE LLC

This case was first heard on 5/30/24 to comply by 6/9/24, 6/27/24, and 8/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$24,200 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, reported the property was in compliance recommended imposition of the \$24,200 fine.

Tony Bernard said the tenant had not alerted him to the violation. He described his efforts to comply and said he had needed to leave the country three times while this was going on.

Ms. Flynn imposed the \$24,200 fine.

Case: FC24060008

Address: 9 N BIRCH RD

Owner: HARBOR HOUSE EAST CONDO ASSN

Personal Service was accepted on 8/30/24. Service was also via posting at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: NFPA 101:7.9.2.1, FF

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

VIOLATIONS: NFPA 101:7.2.1.8.1,

SELF-CLOSING OR AUTOMATIC-CLOSING DOOR(S) DON'T SELF CLOSE AND LATCH.

VIOLATIONS: NFPA 1:4.5.8.6 , FFP

COMPLIED

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THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

VIOLATIONS: NFPA 101:7.10.5.2.1,
THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

VIOLATIONS: NFPA 1:12.6.6.5, FFP
GLASS AND/OR OTHER GLAZING MATERIALS ARE NOT FIRE RATED.

VIOLATIONS: NFPA 1:13.2.3.1, FFP
THE STANDPIPE IS NOT BEING MAINTAINED IN AT LEAST THE SAME LEVEL OF PERFORMANCE AND PROTECTION 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 70 days or a fine of \$100 per day, per violation.

Harold Huffstetler, property manager, agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 70 days or a fine of \$100 per day, per violation.

Case: CE24020476

Address: 500 SW 11 ST

Owner: LENTZ, RICK

This case was first heard on 6/27/24 to comply by 7/12/24 and 8/29/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Rick Lentz admitted he had neglected the property and said he was doing the work on his own. He thought he may need a contractor for some items.

Ms. Flynn granted a 126-day extension for all violations except 9-278(e), during which time no fines would accrue.

Case: CE24020656

Address: 5711 NE 14 AVE

Owner: ROMA INVESTMENT PROPERTIES LC

This case was first heard on 5/30/24 to comply by 6/9/24, 6/27/24, and 8/29/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$41,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Jimmy Hazamy described their progress and acknowledged the swale and landscaping still needed to be done. He requested 60 days.

Ms. Flynn granted a 70-day extension, during which time no fines would accrue.

Case: CE24030224

Address: 1470 N DIXIE HWY

Owner: WISTERIA COURT CONDO ASSN INC

This case was first heard on 6/27/24 to comply by 7/7/24, 7/12/24, 7/25/24, and 9/26/24.

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Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,600 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.

Dale Clappison said the fence was finished and they needed to address the pavers, for which he requested 28 days, and the parking area, for which he requested 70 days.

Ms. Flynn granted a 28-day extension for 9-280(c) and a 70-day extension for 47-20.20.(H) and 9-280(h)(1), during which time no fines would accrue.

Case: CE24080377

Address: 110 SE 11 AVE

Owner: DMYTRIIEV, OLEKSANDR S

Service was via posting at the property on 9/4/24 and at 1 East Broward Blvd. on 9/13/24.

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 requested a finding of fact that the violation had existed as cited and that a repeat violation would incur a \$250 per day fine.

Oleksandr Dmytriev agreed.

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

Case: CE24080703

Address: 245 SW 23 ST

Owner: TERRA LUMI LLC

Service was via posting at the property on 9/4/24 and at City Hall on 9/13/24.

VIOLATIONS: 15-282.(d)(1)c.

THERE ARE A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 415 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE.
QUALIFYING VIOLATIONS: CE24040236-TRASH CARTS, CE24040164 - PARKING, OCCUPANCY, RESPONSIBLE PARTY AND CE24010272-OCCUPANCY AND RESPONSIBLE PARTY.

Evan Oaks, Code Compliance Officer, testified that there were a qualifying number of violations at this vacation rental and requested a suspension of the vacation rental certificate for 415 days, effective October 4, 2024.

Carlos Quintara said there were only two incidents over several years. He said on one occasion, he had been unable to get the tenants to leave when he saw they were hosting a large party and he had called the Police himself. Officer Oaks said the days for suspension were based on the number of violations. Mr. Quintara had bookings until the end of the year. Katrina Johnson, Code Manager, said the suspensions should begin once the property was vacated by a current tenant or within 30 calendar days, whichever was earlier.

Ms. Flynn found for the City and revoked the vacation rental certificate for 415 days, effective October 4, 2024.

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Case: CE24030919

Address: 1017 SW 22 AVE

Owner: CRESPO, REINALDO J; CRESPO, RICHARD ANTHONY

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 \$10,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Reinaldo Crespo said he had never been told the car lift must be removed. Officer Saimbert said the trash and debris remained. He offered to meet Mr. Crespo at the property to discuss what still needed to be done.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue.

Case: CE24070424

Address: 936 PENNSYLVANIA AVE

Owner: JONES, ALEXIE & GUISELA

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT VEHICLE ON THE SWALE (OR) ON THE PROPERTY.

The property was cited on 7/17/24 to be complied by 7/18/24. The property was in compliance.

Dorian Koloian, Senior Code Compliance Officer, said on 7/18/24, one of the two vehicles with an expired registration remained on the right-of-way and was towed.

Alexie Jones said he had called Officer Bovary Exantus on 7/17 regarding the red tag but did not reach him until after the car was towed. Officer Exantus told him the current registration sticker was missing. Mr. Jones said the vehicle had had a valid registration at the time. Supervisor Koloian said Officer Exantus had not returned Mr. Jones's call because they had been out on a project. Katrina Johnson, Code Manager, said the red tag indicated one way to cure the violation was to remove the vehicle from the right-of-way, which Mr. Jones had done. She recommended the tow be voided and Mr. Jones's car be released to him.

Ms. Flynn granted the appeal, voided the tow, and Mr. Jones's car would be released to him.

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

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

Denly Duperlord, the owner's son, said his mother had cleaned up and trimmed the property, and retrieved the trash cans. Officer Garcia said the trash and overgrowth remained as of his reinspection. He requested ordering the respondent to attend the 10/8/24 hearing.

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

Case: CE24080153

Address: 312 NE 12 AVE

Owner: FLORIDA INVESTMENT GROUP 200 LLC

Service was via posting at the property on 9/14/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 18-1.

THE SUBJECT PROPERTY HAS DUMPED CONSTRUCTION DEBRIS IN THE STORM DRAIN WHICH IS DECLARED A PUBLIC NUISANCE. THE DISCHARGING OF CONSTRUCTION DEBRIS IN THE STORM DRAIN IS A VIOLATION AS PER SECTION 25-14 OF THE CITY OF FORT LAUDERDALE'S CODE OF ORDINANCES. THE DISCHARGING OF CONSTRUCTION DEBRIS INTO THE CITY'S STORM DRAIN SYSTEM IS A PUBLIC NUISANCE WHICH THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. DUE TO THE IRREPARABLE AND IRREVERSIBLE CONDITIONS OF THIS VIOLATION, THIS CASE WILL BE PRESENTED BEFORE A MAGISTRATE FOR AN IMPOSITION OF FINES TO THE SUM 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 and irreversible violation.

Michelle Howland, owner, said the pool contractor was responsible for the violation. Andres Gonzalez, property manager, stated he had questioned the pool contractor, who claimed to be unaware of any regulations regarding the work he was doing at the property. Officer Garcia showed a video of the contractor dumping debris into the storm drain.

Ms. Flynn found in favor of the City and imposed a fine of \$2,000.

Case: CE24010692

Address: 849 NW 19 AVE

Owner: JONES, GARY F; JONES, JURTHA EST

Service was via posting at the property on 9/12/24 and at 1 East Broward Blvd. on 9/13/24.

Guy Seiderman, 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) COMPLIED

GRAVEL OR PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE.

VIOLATIONS: 9-308(b) COMPLIED

THE ROOF IS STAINED OR DIRTY.

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12.(a) COMPLIED

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

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

Gary Jones agreed to comply.

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

Case: CE24060587

Address: 1044 NW 4 AVE

Owner: PLATINI DA SILVA XAVIER, MICHEL; PEREZ, ROSY

Service was via posting at the property on 9/14/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE TWO DERELICT VEHICLES BEING STORED ON THE RIGHT OF WAY. THE TWO VEHICLES DESCRIBED AS A BLUE FORD F-150 AND A TAN FORD F-150 WERE DETERMINED TO BE IN DERELICT CONDITIONS DUE TO EXPIRED REGISTRATION, FLAT TIRES, OVERALL STATE OF DISUSE AND NEGLECT AND OVERGROWTH AS HIGH AS THE BODY OR FRAME.

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

VIOLATIONS: 9-280(C)
THE WALKWAY PORTION OF THIS PROPERTY WAS OBSERVED UNEVEN AND OVERGROWN BY WEEDS.

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY AT THIS PROPERTY WAS OBSERVED IN DISREPAIR. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT WERE OBSERVED UNEVEN AND OVERGROWN. THERE ARE VEHICLES PARKED IN THE LAWN AREA OF THE PROPERTY.

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE AT THIS RMM-25 ZONED PROPERTY.

VIOLATIONS: 9-280(h)(1)
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE WOOD FENCE THROUGHOUT THE PROPERTY THAT WERE OBSERVED BROKEN, MISSING PIECES AND MISSING SUPPORT.

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: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL OBSTRUCTING THE RIGHT OF WAY ALONG NW 11TH STREET.

VIOLATIONS: 47-20-13.A. WITHDRAWN
THE GRAVEL SWALE AREA ON THE PROPERTY IS IN DISREPAIR. PORTIONS OF THE GRAVEL SWALE WERE OBSERVED WITH OVERGROWN WEEDS. AREAS OF THE SWALE WERE OBSERVED UNEVEN AND NOT SMOOTH AND WELL GRADED COVERED IN A NON-DUSTLESS MATERIAL.

VIOLATIONS: 47-20.13.G.1
THERE IS AN UNPERMITTED GRAVEL SWALE AREA AT THIS RMM-25 ZONED PROPERTY. PORTIONS OF THE GRAVEL SWALE WERE OBSERVED WITH OVERGROWN WEEDS. AREAS OF THE SWALE WERE OBSERVED UNEVEN AND NOT SMOOTH AND WELL GRADED COVERED IN A NON-DUSTLESS MATERIAL.

Officer Garcia presented the case file into evidence and recommended ordering compliance with 9-280(c), 9-280(H)(1), 9-305(b) and 9-304(b) within 28 days and with 47-20.13.G.1 within 91 days or a fine of \$50 per day, per violation.

Michel Xavier requested details about what must be done. He said he intended to install a new fence and install the gravel, both of which would require a permit.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(c) and 9-305(b) within 28 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

Case: CE24040124

Address: 1633 NW 4 AVE

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

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This case was first heard on 6/27/24 to comply by 7/25/24 and 9/26/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,200 and the City was requesting \$626 be imposed.

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

Sharon Way agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$626.

Case: CE24080342
Address: 1613 NW 11 AVE
Owner: MARTINEZ, CARLOS

Service was via posting at the property on 8/31/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR 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 requested a finding of fact that the violation had existed as cited and that a repeat violation would incur a \$250 per day fine.

Carlos Martinez said he understood.

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

Case: CE23100858 REQUEST FOR EXTENSION
Address: 2880 SW 2 ST
Owner: CURTIS, MARY

This case was first heard on 6/11/24 to comply by 9/10/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$800.

Rachel Moore, Code Compliance Officer, did not recommend an extension.

Bertha Smith requested a couple of months to get the house painted. Officer Moore did not object to the extension request.

Ms. Flynn granted a 70-day extension, during which time no fines would accrue.

Case: CE24080512
Address: 309 NW 11 ST
Owner: REECE, PATRICK

Service was via posting at the property on 8/29/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 15-281(a)

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

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

Patrick Reece requested more than 15 days. He said the ad had been taken down. Katrina Johnson, Code Manager, suggested 28 days.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day.

Case: CE24080354

Address: 720 NE 17 CT

Owner: GR VENTURES FL LLC

Service was via posting at the property on 9/16/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 15-281(a)

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

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

Marta Rodriguez agreed.

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

Case: CE24030705

Address: 2700 SW 14 AVE

Owner: UZANS 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 not in compliance, fines had accrued to \$18,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Code Compliance Officer, said two violations remained: the landscaping and the driveway.

Vilan Uzan said he would have someone address the remaining violations within 20 days.

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

Case: CE24020768

REQUEST FOR EXTENSION

Address: 1020 INDIANA AVE

Owner: CLARKE, HYACINTH &; CLARKE, WILBERT EST

This case was first heard on 5/30/24 to comply by 6/9/24, 6/14/24, 6/27/24, and 8/29/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$700.

Rachel Moore, Code Compliance Officer, said one violation remained.

Hyacinth Clarke said they were working on the landscaping now and requested one month.

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

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Case: CE23030547

ORDERED TO REAPPEAR

Address: 2218 NE 17 CT

Owner: COSTELLO, RAYMOND; COSTELLO, CAROL

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, and fines had accrued to \$5,400.

Manuel Garcia, Senior Code Compliance Officer, said the violation remained and did not recommend an extension.

Mark Costello Esq. stated they had applied for the permit and the Army Corps of Engineers, Florida DEP and Broward County Environmental Resource Licensing Review had all signed off. They were waiting for Urban Development to approve the permit so they could submit to Broward County. He requested an extension.

Ms. Flynn granted a 70-day extension, during which time no fines would accrue and ordered the respondent to attend the 12/5/24 hearing.

Case: CE24060332

Address: 919 NW 2 AVE

Owner: 921 & 919 NW 2 AVE LLC

Service was via posting at the property on 9/14/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 9-280(h)(1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. PORTIONS OF THE WOOD FENCE WERE OBSERVED LEANING AND MISSING SUPPORT.

VIOLATIONS: 47-20.20.(H)

THE PARKING AREA AT THIS RMM-25 ZONED PROPERTY WAS OBSERVED IN DISREPAIR. THE PARKING AREA WAS OBSERVED WITH FADED PARKING LINES, UNEVEN SURFACES AND THE RIGHT-OF-WAY IS COMPOSED OF AN UNAPPROVED MATERIAL AS PER SECTION 47-20.13.F.

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 PROPERTY AND/OR ITS SWALE.

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

Maria Guardado agreed to comply.

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

Case: CE24060333

Address: 921 NW 2 AVE

Owner: 921 & 919 NW 2 AVE LLC

Service was via posting at the property on 9/14/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 47-20.20.(H)

THE PARKING AREA AT THIS RMM-25 ZONED PROPERTY WAS OBSERVED IN DISREPAIR. THE PARKING AREA WAS OBSERVED WITH FADED PARKING LINES, UNEVEN SURFACES AND THE RIGHT

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OF WAY IS COMPOSED OF AN UNAPPROVED MATERIAL AS PER SECTION 47-20.13.F.

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 PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE DERELICT VEHICLES BEING STORED AT THIS RMM-25 ZONED RESIDENTIAL PROPERTY. THE VEHICLES WERE FOUND TO BE IN DERELICT CONDITIONS AS PER THE DEFINITION UNDER SECTION 18-3 OF THE CITY OF FORT LAUDERDALE CODE OF ORDINANCES DUE TO OVERALL STATE OF NEGLECT AND DISUSE, VEHICLES USED FOR STORAGE, MISSING OR INVALID REGISTRATION AND FLAT TIRES.

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

Maria Guardado agreed to comply.

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

Case: CE24050144

Address: 724 NW 17 ST

Owner: SEAGLASS REVIVALS LLC

This case was first heard on 7/25/24 to comply by 8/4/24 and 8/29/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$22,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Kimberly Transtun said they were awaiting a window permit. Officer Garcia said there were still multiple violations regarding the landscaping and the fence.

Ms. Flynn imposed the \$22,200 fine, which would continue to accrue until the property was in compliance.

Case: CE24030709

Address: 1115 NW 1 AVE

Owner: SMITH, THOMAS A

This case was first heard on 6/27/24 to comply by 7/7/24, 7/25/24, and 9/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$25,500 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.

Omar Persad Esq., the owner's attorney, said they were trying to get the tenant to clean up the property, including removing the equipment and the vehicles. He said someone was meeting with Officer Garcia to determine what must be done.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue.

Case: CE24080721

Address: 1466 NE 57 CT

Owner: YEFIM & RAISA BANCHIK TR; BANCHIK,YEFIM & BANCHIK,R TRSTES

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Service was via posting at the property on 9/5/24 and at City Hall on 9/13/24.

VIOLATIONS: 15-282.(d)(1)a.

THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR A 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE24050902- RESPONSIBLE PARTY, PARKING - CE24030605 - PARKING.

Leonard Champagne, Senior Code Compliance Officer, testified that there were a qualifying number of violations at this vacation rental and requested a suspension of the vacation rental certificate for 180 days.

Erica Concepcion, property manager, said they had bookings through October 13 and then a long-term renter through the end of the year.

Ms. Flynn found for the City and revoked the vacation rental certificate for 180 days, effective October 13, 2024.

Ms. Flynn took a brief recess.

Case: CE24070024

Address: 812 SW 15 AVE
Owner: SCHUMANN, MICHAEL

Service was via posting at the property on 9/5/24 and at 1 East Broward Blvd. on 9/13/24.

Edward Eason, 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: 9-280(h)(1) COMPLIED

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

VIOLATIONS: 9-304(b)

THE DRIVEWAY AND APPROACH ARE NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF MISSING GRAVEL AND WEEDS GROWING THROUGH THE EXISTING GRAVEL.

VIOLATIONS: 24-27.(b) WITHDRAWN

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

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

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days ad with 9-304(b) within 28 days or a fine of \$50 per day, per violation.

Case: CE24070889

Address: 2422 N FEDERAL HWY
Owner: ROBERT RICKEL TR A; ANTWEILER, JUDITH TRUSTEE %EDENS

Personal Service was accepted on 9/11/24. Service was also via posting at 1 East Broward Blvd. on 9/13/24.

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

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VIOLATIONS: 47-19.9.A.5.a

THERE ARE ITEMS PLACED ON THE PROPERTY, OUTSIDE OF THE BUILDING/RESTAURANT INCLUDING BUT NOT LIMITED TO TABLES AND CHAIRS USED AS OUTDOOR DINING. THIS BUSINESS "CHILL N!" HAS NOT OBTAINED THE NECESSARY PERMITS/APPROVAL FROM CITY.

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

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

Case: CE24080353

Address: 2725 NE 21 AVE

Owner: KRASNOVSKY, SERGEY

Service was via posting at the property on 9/11/24 and at 1 East Broward Blvd. on 9/13/24.

Patt Gavin, 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.

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

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

Case: CE24080169

Address: 316 NE 4 ST

Owner: DEPENDABLE EQUITIES LLC

Service was via posting at the property on 9/11/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 18-12.(a)

THERE IS 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 (CE21060587, CE22040980, CE24030947) 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.

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

Case: CE24080043

Address: 412 SW 12 ST

Owner: MILIAN, SANDRA L; QUINONES, JACOBO

Service was via posting at the property on 9/9/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 9-280(h)(1)

THE WOOD GATES AND FENCE AT THIS PROPERTY ARE IN DISREPAIR AND ARE NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 9-314 COMPLIED

THERE ARE CLOTHES HANGING FROM THE WOODEN FENCE. THIS DOES NOT MEET THE CLOTHESLINE REQUIREMENTS; CLOTHES SHOULD BE HUNG ON A CLOTHESLINE THAT ADHERES TO THE STANDARDS OUTLINED IN SECTION 9-314.

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

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

Case: CE24070196

Address: 604 SW 22 TER

Owner: GRAHAM, CHARLES MICHAEL FERNANDES

Service was via posting at the property on 9/12/24 and at 1 East Broward Blvd. on 9/13/24.

Edward Eason, 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 IS A RECURRING VIOLATION FROM CASE CE21050683 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION FROM CASE CE21050683 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-304(b) COMPLIED

THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR HAVING CRACKS, HOLES AND WEEDS GROWING THROUGH.

VIOLATIONS: 9-306 COMPLIED

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

Officer Eason presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, and a finding of fact that violation 18-12.(a) had existed as cited.

Ms. Flynn found in favor of the City, ordered compliance within 28 days or a fine of \$50 per day and found that violation 18-12.(a) had existed as cited.

Case: CE24060353

Address: 1516 SW 5 CT

Owner: MORENO, EDELYS; MORENO, JORGE BRIAN

Service was via posting at the property on 9/5/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 47-21.15.A

ONE ROYAL POINCIANA TREE WAS REMOVED FROM THE 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.

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Officer Eason presented the case file into evidence and recommended imposing a fine of \$150 for the irreparable, irreversible violation and ordering compliance within 28 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City, imposed a fine of \$150 for the irreversible, irreparable violation and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE24070123

Address: 1455 SW 10 ST

Owner: CALLISTE, GREGORY & DEBORAH L

Service was via posting at the property on 9/4/24 and at 1 East Broward Blvd. on 9/13/24.

Edward Eason, 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: 9-305(b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305(a)

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

Officer Eason presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 9-305(b) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) and 9-305(b) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Case: CE24020278

Address: 700 NW 17 AVE

Owner: JACKSON, MAMIE PEARLE EST

Service was via posting at the property on 9/12/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 9-280(b) WITHDRAWN

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. SEVERAL PARTS NEEDS TO BE CLEANED AND POWER WASHED. SOME AREAS NEED PAINT SUCH AS THE WALLS, FASCIA AND THE POLES IN FRONT AND THE DOOR.

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: 9-363

FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY.

VIOLATIONS: 24-27.(b) COMPLIED

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

VIOLATIONS: 9-305 (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 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS SEVERAL AREAS WHERE IT IS BENT; PARTS NOT ATTACHED AND THE DRIVEWAY GATE IS DUG INTO THE GROUND.

VIOLATIONS: 9-304 (b)

PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. DRIVEWAY HAS LARGE CRACKS AND POTHoles. ONE DRIVEWAY NEEDS TO BE REGRAVELED AND THE ASPHALT DRIVEWAY NEEDS TO BE RESURFACED AND ALL WITH ONE COLOR. BOTH DRIVEWAYS NEED TO BE FREE FROM GRASS AND WEEDS.

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 9-363 within 10 days or a fine of \$250 per day, and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 10 days or a fine of \$250 per day, and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Case: CE24030341

Address: 535 NW 23 AVE

Owner: FLORIDA FAST HOME BUYER LLC

Service was via posting at the property on 9/12/24 and at 1 East Broward Blvd. on 9/13/24.

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

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

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

VIOLATIONS: 9-308 (b) WITHDRAWN

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT THAT IS NOT PERMANENT ON THE ROOF. THE TARP COVER IS NOT BEING MAINTAINED PROPERLY. TARP SHOULD BE KEPT IN REASONABLY GOOD CONDITION.

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 9-280 (b) WITHDRAWN

THERE ARE BUILDING PARTS THAT ARE DETERIORATED AND NOT BEING MAINTAINED IN GOOD CONDITION. THERE ARE CRACKS ON THE EXTERIOR BUILDING WALL TRAVELING UP TO THE ROOF.

VIOLATIONS: 9-280 (C) WITHDRAWN

THERE IS OVERGROWTH. RUBBISH, TRASH, AND DEBRIS FROM ALL ADJACENT AREAS OF THE PROPERTY. THE SIDEWALK SHOULD BE CLEAR FROM DEBRIS AND KEPT IN A GOOD CONDITION AND GOOD APPEARANCE.

VIOLATIONS: 9-306

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

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

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

Case: CE24030396

Address: 2100 W SUNRISE BLVD

Owner: DUKE REALTY LP; %PROLOGIS,LP

Service was via posting at the property on 9/12/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 9-280(h) (1)

THE GARDEN WALL AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS CHIPPED PAINT AND STAINS ON THE GARDEN WALL THROUGHOUT THE PROPERTY. THE WHOLE WALL SECTION BY THE APARTMENT COMPLEX NEEDS TO BE MAINTAINED AS WELL.

VIOLATIONS: 18-1 COMPLIED

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

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

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

Case: CE24060403

Address: 844 NW 18 AVE A

Owner: NIFLAOT LLC

Service was via posting at the property on 8/28/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 9-280(h) (1) CMP @\$50 = \$3,000 (6/20/2024-8/19/2024)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A REPEAT VIOLATION FROM CASE CE23020079. 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.

VIOLATIONS: 9-280 (b) COMPLIED FOF

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING IN THE BEDROOM IN APARTMENT "A" HAS A LARGE MOIST STAIN. THIS IS A RECURRING VIOLATION FROM CASE CE23080895 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-363 COMPLIED

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

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Officer Seiderman presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 9-280(b) had existed as cited and imposition of a \$3,000 for the days repeat violation 9-280(h) (1) was out of compliance.

Ms. Flynn found in favor of the City that the violation 9-280(b) had existed as cited and imposed a \$3,000 fine for the days repeat violation 9-280(h) (1) was out of compliance.

Case: CE24060561

Address: 924 NW 24 AVE
Owner: SANTIAGO, HECTOR J

Service was via posting at the property on 9/12/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 47-20.13.A.

THERE ARE PLANTS AND OR ROCKS PLACED, PLANTED, ERECTED IN THE SWALE AREA (RIGHT OF WAY).

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THIS INCLUDES BUT NOT LIMITED TO THE SWALE AREA. THE GRASS AND WEEDS IN THE SWALE AREA ALSO NEEDS TO BE CUT AND MAINTAINED.

VIOLATIONS: 47-2.2.Q.1

THERE IS LANDSCAPING OVER THE MAXIMUM HEIGHT OF 30 INCHES, LOCATED WITHIN THE SIGHT TRIANGLE MEASURED 10 FEET FROM THE INTERSECTION POINT OF THE EDGE OF THE DRIVEWAY AND STREET.

VIOLATIONS: 47.2.2.Q.3

THERE IS LANDSCAPING OVER THE MAXIMUM HEIGHT OF 30 INCHES, LOCATED WITHIN THE SIGHT TRIANGLE MEASURED 25 FEET FROM THE INTERSECTION POINT OF THE EXTENDED PROPERTY LINES FROM STREET TO STREET.

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 9-305(b) within 28 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 28 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Case: CE24070494

Address: 1919 SW 9 AVE
Owner: HOTTE, MICHAEL

Service was via posting at the property on 8/28/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY BLOCKING THE STOP SIGN. THIS IS A RECURRING VIOLATION, SEE CASE CE22120055. 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 violation was now in compliance. He requested a finding of fact that the violation had existed as cited.

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

Case: CE24080206

Address: 2536 FLAMINGO LN

Owner: SOUL GLO LLC

Service was via posting at the property on 9/6/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 18-12.(a)

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

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

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

Case: CE24040834

Address: 1985 SW 28 LN 1-2

Owner: ROHAN UNITS LLC; % UPSIDE MANAGEMENT LLC

Service was via posting at the property on 8/28/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 9-305(b) COMPLIED

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

VIOLATIONS: 18-12(a) COMPLIED

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

VIOLATIONS: 47-21.15.D.

THERE IS TREE ABUSE OF ONE LAUREL OAK AT THIS RD-12.22 ZONE PROPERTY. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING PAINT. THE FASCIA HAVE TWO DIFFERENT PAINT AND THE REAR IS STAINS.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY WITHOUT A VALID TAG. A 2007 BLACK FORD WITHOUT A TAG - VIN MINUT 2FMDK39C67BB59054.

VIOLATIONS: 47-34.1.A.1 COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO BUCKETS, LARGE PLANKS OF WOOD, CAR TRANSMISSION AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-20.20.(H) COMPLIED

THE PARKING WHEEL STOPS ARE DISPLACED.

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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.

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

Case: CE24070778

Address: 1449 SE 13 ST

Owner: ZABROWSKI, DAVID & MARY; DAVID & MARY ZABROWSKI REV TR

Service was via posting at the property on 9/9/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 47-20.13.(a)

THERE ARE BOULDERS AND TRIANGLE CONCRETE BLOCKS PLACED IN THE RIGHT OF WAY OF THIS RS-8 ZONED RESIDENTIAL PROPERTY.

Officer Santos presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$50 per day.

Case: CE24080287

Address: 1751 NE 64 ST

Owner: WOLF MOUNTAIN PROPERTIES LLC

Service was via posting at the property on 8/28/24 and at 1 East Broward Blvd. on 9/13/24.

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 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. Flynn 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: CE24080611

Address: 1004 SW 19 ST

Owner: COLLINS, PATRICK; COLLINS, ZACHARY A

Service was via posting at the property on 9/5/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 15-272(a)

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

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

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

Case: CE24080693

Address: 2524 SUGARLOAF LN

Owner: NAHMANI PROPERTIES LLC

Service was via posting at the property on 9/11/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 15-272(a)

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

Officer Oaks presented the case file into evidence and 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. Flynn 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: CE24080502

Address: 2413 GULFSTREAM LN

Owner: NAHMANI PROPERTY LLC

Service was via posting at the property on 9/4/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 15-272(a)

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

Officer Oaks presented the case file into evidence and 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. Flynn 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: CE24080234

Address: 2150 TANBARK LN

Owner: 2150 TANBARK LAND TR; GRAZE FINANCIAL LLC TRUSTEE

Service was via posting at the property on 8/31/24 and at 1 East Broward Blvd. on 9/13/24.

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

VIOLATIONS: 15-272(a)

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

COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VALID VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

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

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

Case: CE24030715

Address: 3700 N FEDERAL HWY
Owner: JAKE MAN LLC; %JONATHAN STIRBERG

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 in compliance, fines had accrued to \$7,800 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$7,800 fine.

Case: CE23120210

Address: 1209 SE 2 ST
Owner: 1205 & 1209 SE 2ND STREET 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 in compliance, fines had accrued to \$3,200 and the City was requesting \$985 be imposed.

Ms. Flynn imposed administrative costs of \$985.

Case: CE24040392

Address: 1280 SW 28 RD
Owner: WOLLARD, SEAN H/E; WOLLARD, KAREN

This case was first heard on 7/9/24 to comply by 7/19/24, 7/22/24, and 8/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,400 fine, which would continue to accrue until the property was in compliance.

Case: CE24050143

Address: 804 SW 29 ST
Owner: NGUYEN, PHUONG NGHI

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 not in compliance, fines had accrued to \$12,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$12,000 fine, which would continue to accrue until the property was in compliance.

Case: CE24050549

Address: 405 HENDRICKS ISLE
Owner: DOWDING, TERRY; ALONSO, CARLOS

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 \$2,400 and the City was requesting \$764 be imposed.

Ms. Flynn imposed administrative costs of \$764.

Case: CE23080099

REQUEST FOR EXTENSION

Address: 301 SW 13 AVE

Owner: HISTORIC WESTSIDE SCHOOL LLC

This case was first heard on 10/26/23 to comply by 1/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance. Ms. Blue said the City had agreed to a 182-day extension.

Ms. Flynn granted a 182-day extension, during which time no fines would accrue.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 48 and 49 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:

CE24060591

CE24080299

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:

CE24030687

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 12:17 P.M.


Special Magistrate

ATTEST:

CLERK, SPECIAL MAGISTRATE