



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
MARINE INDUSTRIES  
2ND FLOOR MEETING ROOM  
221 SW 3 AVENUE, FORT LAUDERDALE, 33312  
OCTOBER 24, 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  
Amy Brown, Code compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Mohammad Dayem, Code Compliance Officer  
Patt Gavin, Code Compliance Officer  
Robert Kisarewich, Fire Safety Captain  
Dorian Koloian, Code Compliance Supervisor  
Antoine Loar, Code Compliance Supervisor  
Rachel Moore, Code Compliance Officer  
Jean Claude Noel, Code Compliance Officer  
Evan Oaks, Code Compliance Officer  
Ramon Olivera, Code Compliance Officer  
Karen Proto, Code Compliance Officer  
Bernstein Saimbert, Senior Code Compliance Officer  
Rafael Santos, Code Compliance Officer  
Guy Seiderman, Code Compliance Officer

**Respondents and witnesses**

CE24070488; CE24070487: Alvin Lewis	CE24030687: Maher Dajani
FC24050018: Dylan Varner	CE24080432: Laurence Wiriath
CE24070382: Rony Loring	CE24030626; CE23010786: Andrew Schein Esq.
CE24030101: David Rojas	CE23030532: Anthony Thomas
CE24070740: Richard Green	CE24050652: Yasser Abreu
CE24080743; CE24070750: Vinicius Diniz	CE23090263: Vordregue Mergilles
FC24070013: Penka Praskova; Geeta Durgapersad	CE24090664: Carlos Carranza; Matthew Gentry
CE24030959: Feliks Sukhovitsky	CE24030920: Gabriel Gonzalez
CE24040589: William Pierce Gainet	CE24070486: Gloria Moore; Gwendolyn Bell
CE22120343: Vera Sharitt	CE24030908: Julie Gedeusma
CE24030659: David Leonardo; Christine Leonardo	CE24050517: Nigel Peart
CE24030235: Brandon Ramos	CE24080726: Roderick Bliss
CE24020120: Jose Vasquez	CE23080600: Roydel Morgan
CE24030220: Dahouti Sooklal	CE24030252: John Dupoux
CE24030322: Craig Thabit	CE24030192: Najla Dahan; Diae Diab
CE24090283: Louis Izquierdo; Anthony Tedeschi	CE24031025: Sonia Agarwal
CE23100475: Kenneth King	

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

The meeting was called to order at 9:02 A.M.

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**Case: CE22120343**

Address: 911 SW 29 ST

Owner: SHARITT, VERA

This case was first heard on 3/12/24 to comply by 7/9/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$450 and the City was requesting no fine be imposed.

Bernstein Saimbert, Code Compliance Officer, confirmed the property was in compliance and recommended no fines.

Vera Sharitt thanked the City.

Ms. Cannon imposed no fine.

**Case: CE24030322**

Address: 1378 SW 24 AVE

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

This case was first heard on 7/25/24 to comply by 8/29/24. 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.

Rafael Santos, Code Compliance Officer, confirmed the property was not in compliance.

Craig Thabit requested the case be dismissed because the Code Enforcement Officer had entered his property without a warrant and the photos were illegally obtained, which he stated was "a third-degree felony; it's called perjury." He said pursuant to his request, Ms. Hasan had investigated this four months ago and said "everything checked out fine" but he disagreed. Ms. Hasan noted the violations had already been found to exist at the first hearing and she had not investigated anything. Officer Santos explained the remaining violation to Mr. Thabit.

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

**Case: CE24030659**

Address: 1006 SW 20 ST

Owner: LEONARDO, CHRISTINE ANNA

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 \$8,100 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, confirmed the property was not in compliance. He said the owner's son had recently begun addressing the violations.

Chrstine Leonardo said she was not aware of the prior hearings but the family would remedy the violations.

Ms. Cannon granted a 98-day extension, during which time no fines would accrue.

**Case: CE23080600**

Address: 3650 SW 12 PL

Owner: MORGAN, ROYDEL C

Service was via posting at the property on 9/30/24 and at 1 East Broward Blvd. on 10/11/24.

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

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

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THERE IS A SECTION ON THE FRONT LAWN THAT IS BEING USED AS A DRIVEWAY AND IT IS NOT AN APPROVED/PERMITTED DRIVEWAY.

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT TO INCLUDE BUT NOT LIMITED TO THE WALKWAY LEADING TO THE FRONT DOOR WHICH NEEDS TO BE CLEANED AND REPAIRED OR REPAINTED.

VIOLATIONS: 9-280 (h) (1) COMPLIED  
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH HAVE DAMAGED OR MISSING SLATS, IS LEANING AND IS NOT SECURED.

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE ARE BOARDS, A SHEET OF GLASS, WOODEN PLANKS, AND MISCELLANEOUS ITEMS BEING STORED OUTSIDE.

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

Officer Moore presented the case file into evidence and recommended ordering compliance With 47-34.1.a.1. within 10 days and with 9-304(B) and 9-305(b) within 98 days or a fine of \$25 per day, per violation.

Roydel Morgan said he had been in the hospital and unable to address the violations.

Ms. Cannon found in favor of the City and ordered compliance with 47-34.1.a.1. within 10 days and with 9-304(B) and 9-305(b) within 98 days or a fine of \$25 per day, per violation.

**Case: CE24080726**

Address: 2942 N FEDERAL HWY

Owner: MMG/KANDEATLANTIC LLC

Personal service was accepted on 10/3/24. Service was also via posting at 1 East Broward Blvd. on 10/11/24.

Patt Gavin, 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.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day.

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Roderick Bliss said they were unsure what needed to be done and Officer Gavin agreed to speak with hm.

Ms. Cannon found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day.

**Case: CE24070382**

Address: 50 SW 31 AVE

Owner: GLAD REALTY CORP

Service was via posting at the property on 10/14/24 and at 1 East Broward Blvd. on 10/11/24.

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

VIOLATIONS: 18-1.

THERE IS A CONTAINER OF ROTTEN POTATOES, TRASH BAGS, MATTRESS, BOXES AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24070382 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

Officer Moore presented the case file into evidence and said the violation was now in compliance. She requested a finding of fact that violation 18-1 had existed as cited.

Rony Loring said the church tenant was feeding the community and the food on the property was left over.

Ms. Cannon found in favor of the City that violation 18-1 had existed as cited.

**Case: CE24030959**

ORDERED TO REAPPEAR

Address: 820 NE 26 AVE

Owner: SUKHOVITSKY, FELIKS

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

Dorian Koloian, Senior Code Compliance Officer, confirmed the property was not in compliance.

Feliks Sukhovitsky said they were demolishing and rebuilding the property. He said he had been unable to secure funding for the demolition until they had a construction loan. He described his efforts to comply and presented photos. Officer Koloian recommended a 49-day extension and ordering the respondent to attend the 12/12/24 hearing.

Ms. Cannon granted a 49-day extension, during which time no fines would accrue and ordered the respondent to attend the 12/12/24 hearing.

**Case: CE24040589**

Address: 908 CITRUS ISLE

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

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 n compliance, fines had accrued to \$5,100 and the City was requesting the full fine be imposed.

Bernstein Saimbert, Code Compliance Officer, confirmed the property was in compliance and recommended imposition of the fine.

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William Pierce Gagnet requested the fines be dropped. He said it had taken time for the tenants to address the violations.

Ms. Cannon imposed the \$5,100 fine.

**Case: FC24070013**

Address: 437 SW 4 AVE

Owner: HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE

This case was first heard on 8/29/24 to comply by 9/26/24. 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.

Robert Kisarewich, Fire Safety Captain, said one violation remained: BORA F-121.1.1.

Geeta Durgapersad said they had purchased the correct AED and it should arrive the following week. She requested additional time. Captain Kisarewich agree to a 15-day extension.

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

**Case: CE24080432**

Address: 1610 SW 24 AVE

Owner: PETOT, MATTHIEU RENE PIERRE

Service was via posting at the property on 9/27/24 and at 1 East Broward Blvd. on 10/11/24.

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

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

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY APPROACH AT THIS PROPERTY IS NOT BEING MAINTAINED. THE GRAVEL AREA OF THE DRIVEWAY APPROACH WAS OBSERVED COVERED IN WEEDS, UNEVEN AND IMPROPERLY GRADED. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23100790. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO A SHOPPING CART IN THE CARPORT AREA.

VIOLATIONS: 18-1 COMPLIED  
THERE IS A SHOPPING CART UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23100790. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Saimbert presented the case file into evidence and recommended ordering compliance with

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9-304(b) within 15 days or a fine of \$100 per day. He also requested a finding of fact that violation 18-1 had existed as cited.

Laurence Wiriath requested 30 days because she had other repairs to do.

Ms. Cannon found in favor of the City and ordered compliance with 9-304(b) within 49 days or a fine of \$100 per day. She also found in favor of the City that violation 18-1 had existed as cited.

**Case: CE24050517**

Address: 2881 SW 2 ST

Owner: PEART, NIGEL

Service was via posting at the property on 10/15/24 and at 1 East Broward Blvd. on 10/11/24.

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

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE BROKEN AND MISSING WOODEN SLATS.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY AND APPROACH ARE CRACKED AND HAVE MULTIPLE HOLES WITH WEEDS GROWING THROUGH AND AREAS OF MISSING ASPHALT.

VIOLATIONS: 9-308(a)

ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THERE ARE TARPS AND SANDBAGS ON THE ROOF.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY INCLUDING A BLACK MITSUBISHI 3000 GT NO TAG, A WHITE TOYOTA PICK UP WITH FLAT TIRES AND AN EXPIRED TAG, DRMC28 06/2020, AND A BLUE MONTE CARLO EXPIRED TAG IKII19 08/2020.

VIOLATIONS: 9-305(b)

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

Officer Moore presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$25 per day, per violation.

Nigel Peart presented a letter from his attorney regarding the roof and Ms. Cannon said she would provide additional time for the roof violation.

Ms. Cannon found in favor of the City and ordered compliance with 9-305(b) within 49 days and with 9-308(a) within 126 days or a fine of \$25 per day, per violation.

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**Case: CE24070740**

Address: 314 SE 14 ST

Owner: GREEN, RICHARD J

This case was first heard on 8/29/24 to comply by 9/8/24 and 9/13/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,450 and the City was requesting the full fine be imposed.

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

Richard Green said the property was in compliance earlier and requested a fine reduction. Officer Oaks stated administrative costs totaled \$718. Ms. Hasan noted the property had been operating as a vacation rental.

Ms. Cannon imposed a fine of \$1,500 for the time the property was out of compliance.

**Case: CE24030220**

Address: 1317 SW 37 AVE

Owner: DAHOUTI, SOOKLAL

This case was first heard on 6/27/24 to comply by 7/7/24 and 8/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,100 and the City was requesting \$718 be imposed.

Bernstein Saimbert, Code Compliance Officer, recommended reducing fines to administrative costs of \$718.

Dahouti Sooklal requested a further reduction, saying this was an ongoing FPL project.

Ms. Cannon imposed a fine of \$250 for the time the property was out of compliance.

**Case: CE24070486**

Address: 2315 NW 6 ST

Owner: LANDCORE INVESTMENTS CO INC

Service was via posting at the property on 10/8/24 and at 1 East Broward Blvd. on 10/11/24.

Guy Seiderman, 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. THERE IS TRASH, DEBRIS AND RUBBISH THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA AND SIDES ALONG THE FENCE. THIS IS A RECURRING VIOLATION FROM CASE CE22080919 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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 THROUGHOUT THE LOT/PROPERTY. THERE ARE AREAS THAT ARE MISSING GROUND COVER/GRASS INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

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

Gloria Moore thanked the City.

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

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**Case: CE24090283**

Address: 1400 NE 16 CT

Owner: MDR MOTORS LLC; %MICHAEL GRIECO JR

Service was via posting at the property on 9/27/24 and at 1 East Broward Blvd. on 10/11/24.

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

VIOLATIONS: 47-19.9.A.3.a.

COMMERCIAL TRUCKS ARE BEING STORED ONSITE. ONLY VEHICLES FOR SALE OR RENT MAY BE STORED OUTSIDE. THIS VIOLATION IS A REPEAT VIOLATION, REFERENCE CASE NUMBER CE23070265 AND WILL BE SCHEDULED IMMEDIATELY FOR SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING. FINES WILL BEGIN FROM THE TIME THE VIOLATION WAS FIRST OBSERVED UP TO \$1000.00 DOLLARS A DAY WHICH WILL CONTINUE TO ACCRUE.

Officer Noel presented the case file into evidence and recommended imposing a fine of \$500 per day for each of the three dates the violation had been noted on the property, a total of \$1,500.

Louis Izquierdo said this was an "excess lot" for Greico Ford and they had a "special condition" to use it to sell and rent vehicles, as well as to store parts and supplies and make repairs. He said the trucks on the lot were all excess inventory. Dorian Koloian, Code Compliance Supervisor, said Burt Ford, Zoning Administrator, had informed Mr. Izquierdo via email that this use was not permitted on the site. The lot was permitted to store vehicles for sale or lease only, not for those being repaired or parked. Officer Noel read an email from Mr. Ford indicating that, "only vehicles permitted on the site were vehicles that Greico Ford sold."

Anthony Tedeschi, neighbor, said the neighborhood had been fighting the use of this lot for four years. He noted the vehicles and supplies left on the site that did not belong to Greico Ford. Ms. Hasan noted that some vehicles and supplies belonged to another business, which was not a permitted use of the property.

Ms. Cannon found in favor of the City and imposed a fine of \$500 per day for each of the three dates the violation had been noted on the property, a total of \$1,500. She also issued a cease-and-desist order for the business operating on the site.

**Case: CE24030908**

Address: 2825 SW 2 CT

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

This case was first heard on 7/9/24 to comply by 10/8/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rachel Moore, Code Compliance Officer, confirmed the property was not in compliance. She explained this property was in an area that was heavily flooded for a time and recommended a 98-day extension.

Julie Gedeusma agreed to the extension.

Ms. Cannon granted a 98-day extension, during which time no fines would accrue.

**Case: CE24030920**

REQUEST FOR EXTENSION

Address: 2309 N FEDERAL HWY

Owner: ANTWEILER, JUDITH RICKEL; RICKEL, JOHN  
%STARBUCKS CORP

This case was first heard on 8/13/24 to comply by 10/8/24. Violations and extensions were as

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noted in the agenda. The property was not in compliance, and fines had accrued to \$3,200.

Gabriel Gonzalez explained that their contractor's father had passed away and they needed to hire new one. He said the permit application was under review and requested 49 days. He also requested the existing fines be removed.

Dorian Koloian, Senior Code Compliance Officer, recommended 98 days and requested ordering the respondent to attend the 1/30/25 hearing.

Ms. Cannon vacated the accrued fines, granted a 98-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/30/25 hearing.

**Case: CE23030532**

Address: 1634 NW 8 AVE 1-2

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

This case was first heard on 3/28/24 to comply by 4/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$24,700 and the City was requesting \$1,114 be imposed.

Jean Claude Noel, Code Compliance Officer, recommended reducing fines to administrative costs of \$1,114.

Anthony Thomas agreed to the fine reduction.

Ms. Cannon imposed administrative costs of \$1,114.

**Case: CE24030626**

ORDERED TO REAPPEAR

Address: 1620 W STATE ROAD 84 VAC2

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

This case was first heard on 8/29/24 to comply by 10/24/24. Violations were as noted in the agenda. The property was not in compliance.

Bernstein Saimbert, Code Compliance Officer, confirmed the property was not in compliance. He recommended a 15-day extension for 47-34.1.A.1. and 9-305 (b) and a 98-day extension for 47-19.2.HH.II.1, and ordering the respondent to attend the 1/30/25 hearing.

Andrew Schein Esq. agreed to the extensions.

Ms. Cannon granted a 15-day extension for 47-34.1.A.1. and 9-305 (b) and a 98-day extension for 47-19.2.HH.II.1, during which time no fines would accrue and ordered the respondent to attend the 1/30/25 hearing.

**Case: CE23010786**

ORDERED TO REAPPEAR

Address: 3100 NE 32 AVE

Owner: PAKMAN INTRACOASTAL LLC

This case was first heard on 5/25/23 to comply by 6/5/23 and 7/28/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines of \$5,000 had already been imposed and would begin to accrue again on 10/25/24.

Dorian Koloian, Senior Code Compliance Officer, said the demolition permit had been issued on 8/14 but the building had not been demolished yet.

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Andrew Schein Esq. said the demolition contractor had indicated they could do the work the first week in December and Mr. Schein requested an extension to December 12.

Ms. Cannon granted a 49-day extension, during which time no fines would accrue and ordered the respondent to attend the 12/12/24 hearing.

**Case: CE24020120**

Address: 1208 SW 31 ST

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

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 \$13,100 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, confirmed the property was not in compliance.

Jose Vasquez said the violations were in compliance. Katrina Johnson, Code Manager, requested an interpreter for Mr. Vasquez and Gustavo Caracas, Code Compliance Officer, volunteered. Officer Caracas explained the situation to Mr. Vasquez and Mr. Vasquez described his efforts to comply.

Ms. Cannon granted a 49-day extension, during which time no fines would accrue.

**Case: CE24031025**

Address: 1500 NW 18 CT

Owner: DASH PROJECT INC

Service was via posting at the property on 10/2/24 and at 1 East Broward Blvd. on 10/11/24.

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

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING SWALE AREA. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21100492 & CE20091277. THIS CASE WILL GO TO A SPECIAL MAGISTRATE WHETHER OR NOT IT COME TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-280(h) (1)

THE BAMBOO FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS FALLEN. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21100492 & CE20091277. THIS CASE WILL GO TO A SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21100492 & CE20091277. THIS CASE WILL GO TO A SPECIAL MAGISTRATE WHETHER OR NOT IT COME TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 18-4.(c)

THERE ARE MULTIPLE DERELICT VEHICLES STORED AT THIS PROPERTY. A SILVER TOYOTA RAV4 WITH FLAT TIRES AND EXPIRED TAG, A BLACK DODGE WITH FLAT TIRES AND EXPIRED TAG, AND A BLACK CHEVY WITH EXPIRED TAG.

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

Sonia Agarwal requested more than 10 days. Dorian Koloian, Code Compliance Supervisor, said she

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and Katrina Johnson, Code Manager had visited the property and explained to the owner what must be done to comply.

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

**Case: CE24070488**

Address: 2205 NW 6 ST

Owner: LEWIS, ALVIN; LEWIS, LEVITTRICK

Service was via posting at the property on 10/8/24 and at 1 East Broward Blvd. on 10/11/24.

Guy Seiderman, 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 CE21090520, THE CASE WILL BE PRESENTED TO  
THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

Officer Seiderman 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.

Alvin Lewis said Officer Seiderman was very nice.

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

**Case: CE24070487**

Address: W SISTRUNK BLVD

Owner: LEWIS, ALVIN; LEWIS, LEVITTRICK

Service was via posting at the property on 10/8/24 and at 1 East Broward Blvd. on 10/11/24.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.  
THERE IS TRASH AND OVERGROWTH THROUGHOUT THE ENTIRE PROPERTY. THIS IS A RECURRING  
VIOLATION FROM CASE CE22010097 AND THE CASE WILL BE PRESENTED TO THE SPECIAL  
MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

Officer Seiderman 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. Cannon found in favor of the City that the violation had existed as cited.

**Case: CE24030101**

Address: 172 SW 35 TER

Owner: REAL SF INVESTORS LLC

Service was via posting at the property on 10/14/24 and at 1 East Broward Blvd. on 10/11/24.

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

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

VIOLATIONS: 9-308(a) WITHDRAWN  
THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR AND  
IS NOT WEATHER OR WATERTIGHT.

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

VIOLATIONS: 9-280(h)  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE GARAGE AT THE PROPERTY HAS BEEN COVERED WITH A BOARD DUE TO THE ACTUAL GARAGE DOOR BEING REMOVED.

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

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY HAS CRACKS, HOLES AND VEGETATION GROWING THROUGH THE ASPHALT.

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 98 days or a fine of \$50 per day, per violation.

David Rojas said they had purchased the property 60 days ago and were working on the violations.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 98 days or a fine of \$50 per day, per violation.

**Case: CE24090664**

Address: 2189 NE 61 CT

Owner: CARRANZA, CARLOS E SR; SALCEDO, CONSUELO

Service was via posting at the property on 10/9/24 and at 1 East Broward Blvd. on 10/11/24.

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: CE24050188- TRASH CARTS, CE24010877 - PARKING, RESPONSIBLE PARTY.

Wanda Acquavella, 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 90 days.

Matthew Gentry said one of the parking issues had been when the owner was using the property, not when it was rented. He also had photos of people who were not associated with the property parking there. Ms. Hasan clarified the three cases involved. Katrina Johnson, Code Manager, requested a three-month suspension instead of six months. She advised Mr. Gentry to send an email indicating if and when the owner would be occupying the property. Carlos Carranza, owner said he thought the complaints were personal.

Ms. Cannon found for the City and revoked the vacation rental certificate for 90 days.

**Case: CE23100475**

ORDERED TO REAPPEAR

Address: 1437 NW 10 PL

Owner: KING, MOLLY PEARL

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

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Rafael Santos, Code Compliance Officer, confirmed the property was not in compliance.

Kenneth King said he had been in the hospital and requested additional time.

Ms. Cannon granted a 98-day extension, during which time no fines would accrue.

**Case: FC24050018**

Address: 2 ISLE OF VENICE DR

Owner: CADVIL LLC

This case was first heard on 8/13/24 to comply by 9/10/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,000 and the City was requesting the full fine be imposed.

Robert Kisarewich, Fire Safety Captain, confirmed the property was in compliance.

Dylan Varner described his efforts to comply.

Ms. Cannon imposed the \$6,000 fine.

**Case: CE24050652**

Address: 1700 NW 26 AVE

Owner: ABREU, REINALDO YASSER GARCIA

Service was via posting at the property on 10/14/24 and at 1 East Broward Blvd. on 10/11/24.

Karen Proto, 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 AREA.

VIOLATIONS: 9-304(b)

THE PAVED DRIVEWAY IS IN DISREPAIR, IT HAS CRACKS AND POTHOLES AND NEEDS TO REPAIRED AND RESURFACED.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 RESIDENTIAL PROPERTY. THERE IS A REFRIGERATOR BEING STORED OUTSIDE OF THE PROPERTY.

VIOLATIONS: 18-12.(a) COMPLIED

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

Officer Proto presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day, per violation.

Yasser Abreu agreed to comply.

Ms. Cannon found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day, per violation.

**Case: CE24030252**

Address: 3705 SW 14 ST

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

This case was first heard on 7/25/24 to comply by 8/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$700 and the City was requesting the full fine be imposed.

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Bernstein Saimbert, Code Compliance Officer, recommended imposition of the fine. He explained his interactions with the owner.

John Dupoux said he had complied in time.

Ms. Cannon imposed no fine.

**Case:** CE24030235 ORDERED TO REAPPEAR  
Address: 1101 NW 2 AVE  
Owner: SODOSOPA HOUSING LLC

This case was first heard on 5/30/24 to comply by 6/9/2 and 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$27,800 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.

Brandon Ramos said he should have the demolition permit the flowing week. He requested an extension.

Ms. Cannon granted a 49-day extension, during which time no fines would accrue.

**Case:** CE24070750  
Address: 711 SW 17 ST  
Owner: DINIZ, VINICIUS & EDUARDA

Service was via posting at the property on 10/2/24 and at 1 East Broward Blvd. on 10/11/24.

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

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

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

Vinicius Diniz agreed.

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

**Case:** CE24080743  
Address: 320 W PARK DR  
Owner: DINIZ, VINICIUS; DINIZ, EDUARDA

Service was via posting at the property on 9/27/24 and at 1 East Broward Blvd. on 10/11/24.

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

VIOLATIONS: 15-278(7) COMPLIED  
THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

Vinicius Diniz agreed.

Ms. Cannon 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:** CE24030192 ORDERED TO REAPPEAR

Address: 3924 SW 14 ST 1-2

Owner: DAHAB FAM REV TR

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

Dorian Koloian, Senior Code Compliance Officer, said the permit had been issued and the work was in progress.

Najla Dahan requested a couple of weeks.

Ms. Cannon granted a 49-day extension, during which time no fines would accrue.

**Case:** CE23090263 ORDERED TO REAPPEAR

Address: 1840 SW 37 WAY

Owner: MERGILLES, VODREGUE & MERGILLES, AGATHE

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

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

Vordregue Mergilles said the property was now in compliance and presented photos.

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

**Case:** CE24030687

Address: 1500 NW 19 ST

Owner: 19TH STREET FAMILY HOLDINGS LLC

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

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

VIOLATIONS: 47-21.15.D.

THERE IS AN ABUSED BLACK OLIVE TREE ON THE EAST SIDE OF THIS COMMERCIAL ESTABLISHMENT.

Officer Santos presented the case file into evidence and recommended imposing a \$150 fine for the tree abuse and ordering compliance within 49 days or a fine of \$100 per day.

Maher Dajani said he had already applied for the permit.

Ms. Cannon found in favor of the City, imposed a \$150 fine for the tree abuse and ordered compliance within 98 days or a fine of \$100 per day.

Ms. Cannon took a brief recess.

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**Case: FC24090003**

Address: 2889 SW 16 ST

Owner: R S ROCHA LLC

Service was via posting at the property on 10/3/24 and at 1 East Broward Blvd. on 10/11/24.

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

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

VIOLATIONS: NFPA 1:4.5.8.6 , FFP  
THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

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

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$250 per day, per violation.

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

**Case: FC24090004**

Address: 1617 SE 17 ST

Owner: 17TH STREET HOTEL LLC

Personal service was accepted on 10/2/24. Service was also via posting at 1 East Broward Blvd. on 10/11/24.

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 49 days or a fine of \$100 per day.

Ms. Cannon found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day.

**Case: FC24090007**

Address: 600 S ANDREWS AVE

Owner: 600 ANDREWS OFFICE CENTER LLC

Service was via posting at the property on 10/2/24 and at 1 East Broward Blvd. on 10/11/24.

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

VIOLATIONS: NFPA 1:4.5.8.6 , FFP COMPLIED  
THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

VIOLATIONS: NFPA 1:13.2.3.1, FFP COMPLIED  
THE STANDPIPE IS NOT BEING MAINTAINED IN AT LEAST THE SAME LEVEL OF PERFORMANCE AND PROTECTION AS DESIGNED.

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VIOLATIONS: NFPA 1:13.4.4, FFPC COMPLIED  
THE FIRE PUMP DOES NOT FUNCTION AS DESIGNED AND INSTALLED.

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

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

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

VIOLATIONS: NFPA 101:7.1.3.2.1(9) COMPLIED  
THERE IS (ARE) UNPERMITTED PENETRATION(S) AND/OR OPENING(S) INTO AND/OR THROUGH  
THE EXIT ENCLOSURE ASSEMBLY.

Captain Kisarewicz presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day.

Ms. Cannon found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day.

**Case: CE24070270**

Address: 626 NW 22 RD

Owner: SHADY PINE INVESTMENTS LLC

Service was via posting at the property on 10/8/24 and at 1 East Broward Blvd. on 10/11/24.

Guy Seiderman, 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 SOD/GRASS ON THE PROPERTY/SWALE. THIS INCLUDES BUT NOT LIMITED TO THE SWALE AREA. THERE IS MISSING GROUND COVER ALSO NEAR THE GATE BY DOOR 2 APARTMENT. THIS IS A RECURRING VIOLATION FROM CASE CE24070270 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-280(h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING, CRACKED AND HAS SLATS THAT ARE BROKEN. THE FENCE IS IN DISREPAIR AND HAS PARTS THAT ARE NOT PAINTED AND PARTS WITH CHIPPED PAINT.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH AND TRASH ON THIS PROPERTY AND ITS SWALE. THERE IS OVERGROWTH GROWING THROUGH THE ROCKS AND FEW SPOTS HANGING OVER THE FENCE. THERE IS ALSO TRASH ON THE PROPERTY AND ITS SWALE.

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 49 days or a fine of \$50 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 49 days or a fine of \$50 per day, per violation.

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**Case: CE24060413**

Address: NE 21 TER

Owner: NAIMOLI, STEVEN P & KIM A

Service was via posting at the property on 10/3/24 and at 1 East Broward Blvd. on 10/11/24.

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

VIOLATIONS: 18-1.

THERE IS FURNITURE, BEDDING, CLOTHING AND DEBRIS 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: 9-280 (h) (1) COMPLIED

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

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

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

**Case: CE24070865**

Address: 2800 CORAL SHORES DR

Owner: HERNANDEZ, ROSARIA

Service was via posting at the property on 9/30/24 and at 1 East Broward Blvd. on 10/11/24.

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. THERE ARE WEEDS/GRASS GROWING IN BETWEEN THE CRACKS AND IT IS DISCOLORED.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 98 days or a fine of \$50 per day.

Ms. Cannon found in favor of the City and ordered compliance within 98 days or a fine of \$50 per day.

**Case: CE24090029**

Address: 4008 NE 21 AVE

Owner: KUWARSINGH, RACINE; OCON, DAVID

Service was via posting at the property on 9/30/24 and at 1 East Broward Blvd. on 10/11/24.

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

VIOLATIONS: 18-11. (a)

THE POOL AT THIS PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOES AND IS A PUBLIC NUISANCE.

VIOLATIONS: 9-280 (g)

THERE ARE TWO LIGHTS MISSING FROM THE FRONT OF THE GARAGE WITH THE WIRES EXPOSED.

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

Officer Gavin presented the case file into evidence and recommended ordering compliance with 9-280(g) within 28 days and with 18-11.(a) within 10 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 9-280(g) within 28 days and with 18-11.(a) within 10 days or a fine of \$100 per day, per violation.

**Case: CE24060027**

Address: 809 SW 29 ST

Owner: SCHOFIELD, SHERRY & SCHOFIELD, TODD

Service was via posting at the property on 9/27/24 and at 1 East Broward Blvd. on 10/11/24.

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS NON-PERMITTED OUTDOOR STORAGE AT THIS RM-15 ZONED PROPERTY.  
THERE ARE BUCKET, A PLASTIC COVER AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.  
THIS IS A RECURRING VIOLATION REFER TO CASE CE24030881. THIS CASE WILL BE  
PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE  
VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 9-280(b) COMPLIED  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE GUTTER IS  
IN DISREPAIR.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THERE IS A GRAY NISSAN VERSA WITHOUT  
A VALID TAG.

VIOLATIONS: 9-313(a) COMPLIED  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. HOUSE ADDRESS  
NUMBERS ARE NOT VISIBLE FROM THE STREET.

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT BEING MAINTAINED AT THIS PROPERTY. THE  
PARKING AREA AND WHEEL STOPS ARE STAINED AND 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 AND GUTTER  
THAT IS STAINED.

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 49 days or a fine of \$100 per day, per violation. He also requested a finding of fact that violation 47-34.1.A.1. had existed as cited.

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Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 49 days or a fine of \$100 per day, per violation. She also found in favor of the City that violation 47-34.1.A.1. had existed as cited.

**Case: CE24080286**

Address: 1275 SW 28 RD

Owner: SWAY 2014-1 BORROWER LLC

Service was via posting at the property on 9/27/24 and at 1 East Broward Blvd. on 10/11/24.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A GRAY DERELICT GMC TRUCK ON THE PROPERTY WITH A FLAT DRIVER SIDE TIRE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23020931. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b)

THE ASPHALT DRIVEWAY IS NOT WELL-GRADED AND/OR DUST FREE. THE DRIVEWAY HAS CRACKS AND IS FADED. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23020931. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 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. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23020931. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23020931. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF CAR PARTS, BATTERIES, BOXES, TOYS AND A LADDER IN THE BACKYARD.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$100 per day, per violation. He also requested a finding of fact that violations 18-4.(c) and 18-12.(a) had existed as cited.

Ms. Cannon found in favor of the City and ordered compliance within 15 days or a fine of \$50 per day, per violation. She also found in favor of the City that violations 18-4.(c) and 18-12.(a) had existed as cited.

**Case: CE24090304**

Address: 993 W STATE ROAD 84

Owner: WILLIAM WYLE SACKS TR; %DTS PROPERTIES II LLC

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

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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 ALONG SW 12 AVE.

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 ALONG SW 12 AVE.

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days or a fine of \$100 per day and with 9-305(b) within 49 days or a fine of \$100 per day.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 15 days or a fine of \$100 per day and with 9-305(b) within 49 days or a fine of \$100 per day.

**Case: CE24080210**

Address: 1339 NW 2 AVE

Owner: EMMANUEL, ORIOL & MYRLANDE

Service was via posting at the property on 9/27/24 and at 1 East Broward Blvd. on 10/11/24.

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

VIOLATIONS: 9-307(a)

THE FRONT DOOR IS NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS AN INTERIOR GARAGE VENT, WHICH IS IN DISREPAIR. THERE IS A HOLE IN THE VENT.

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(f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THERE IS A DISHWASHER NOT DRAINING PROPERLY CAUSING WATER TO STAY STAGNANT INSIDE THE DISHWASHER.

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days or a fine of \$250 per day and with the remaining violations within 15 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 9-363 within 15 days or a fine of \$250 per day and with the remaining violations within 15 days or a fine of \$100 per day, per violation.

**Case: CE24080778**

Address: 2112 SW 12 TER

Owner: GLENN, ELIZABETH ANN

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

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

VIOLATIONS: 18-12.(a) COMPLIED

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

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THIS IS A RECURRING VIOLATION REFER TO CASE CE22110259 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED  
THE DRIVEWAY IS NOT BEING MAINTAINED. THE DRIVEWAY IS DIRTY AND STAINED.

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

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS A DEAD TREE/BRANCH ON THIS PROPERTY.

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

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 49 days or a fine of \$25 per day. He also requested a finding of fact that violation 18-12.(a) had existed as cited.

Ms. Cannon found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day. She also found in favor of the City that violation 18-12.(a) had existed as cited.

**CASE NO: CE24060242**

ADDRESS: 2407 NW 28 AVE

OWNER: ALLEN, STEVE H/E; CAMPBELL, NICOLE & DINNALL, ANDREW

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

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

VIOLATIONS: 18 4.(c) COMPLIED  
THERE IS A DERELICT VEHICLES ON THE PROPERTY. A SILVER INFINITI WITH NO TAG AND A WHITE NISSAN PICK UP ON JACKS BLOCKING THE SIDEWALK.

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

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

VIOLATIONS: 9 304(b)  
THERE ARE VEHICLES/TRAILER AND A JET SKI PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9 308(a) COMPLIED  
ROOF IS NOT IN GOOD REPAIR. THERE ARE TARPS ON THE ROOF BEING HELD DOWN BY CINDER BLOCKS.

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

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

VIOLATIONS: BCZ 39 275(6)(B) COMPLIED  
NON PERMITTED LAND USE IN THIS RS5 COUNTY ZONING DISTRICT. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO BUCKETS, WOOD PALLETS, LADDERS TARPS AND OTHER MISCELLANEOUS ITEMS.

Officer Proto presented the case file into evidence and recommended ordering compliance with 9-304(b) within 10 days and with 9-306 within 49 days or a fine of \$50 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 9-304(b) within 10 days and with 9-306 within 49 days or a fine of \$50 per day, per violation.

**Case: CE24080625**

Address: 250 SE 22 ST 1-3

Owner: POINCIANA GROUP 22 LLC

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

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

VIOLATIONS: 9-304(b)  
THE ASPHALT DRIVEWAY IS FADED, STRIPING IS FADED, WHEEL STOPS ARE DIRTY AND DRIVEWAY APRON HAS WEEDS AND NEEDS GRAVEL, IT IS NOT WELL-DEFINED.

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

Officer Santos presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day.

Ms. Cannon found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day.

**Case: CE24010299**

Address: 1191 ALABAMA AVE

Owner: WILSON, HUSANI/BEULAH

Service was via posting at the property on 10/14/24 and at 1 East Broward Blvd. on 10/11/24.

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

VIOLATIONS: 47-39.A.1.b.(7)(a)1. COMPLIED  
A WHITE BOX TRUCK, WITH A SIGN TITLED MONEY TREE, IS BEING PARKED AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE20020062 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET OR NOT.

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

STAINS AND MISSING, PEELING PAINT.

Officer Moore presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violation 47-39.A.1.b.(7)(a)1. had existed as cited.

Ms. Cannon found in favor of the City that violation 47-39.A.1.b.(7)(a)1. had existed as cited.

**Case: CE24040684**

Address: 3820 SW 9 CT

Owner: JENKINS, EDWARD & SYLVANIA

Service was via posting at the property on 10/14/24 and at 1 East Broward Blvd. on 10/11/24.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE OR TRAILER ON THE PROPERTY.

VIOLATIONS: 9-304(b) COMPLIED

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

VIOLATIONS: 9-306

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

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

THE FENCE AT THIS PROPERTY IS DIRTY/STAINED AND IN NEED OF PRESSURE CLEANING AND/OR PAINT.

VIOLATIONS: 47-39.A.1.b.(6)(b)

THERE IS OPEN AIR STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY OF ITEMS INCLUDING BUT NOT LIMITED TO TIRES, JACKS, OFFICE CHAIRS, MISCELLANEOUS TOOLS, JUGS, ETC.

VIOLATIONS: 9-308(b) COMPLIED

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. (TARP AND FALLEN LIGHT POLE).

VIOLATIONS: 9-280(h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. CARPORT IS MISSING ITS CANOPY.

Officer Moore presented the case file into evidence and recommended ordering compliance with 9-306 within 98 days and with the remaining violations within 10 days or a fine of \$25 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 9-306 within 98 days and with the remaining violations within 10 days or a fine of \$25 per day, per violation.

**Case: CE24070188**

Address: 1984 SW 28 LN 1-2

Owner: ROHAN UNITS LLC; % UPSIDE MANAGEMENT LLC

Service was via posting at the property on 9/27/24 and at 1 East Broward Blvd. on 10/11/24.

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

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VIOLATIONS: 9-306 COMPLIED  
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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

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

VIOLATIONS: 47-19.9 COMPLIED  
THERE IS OUTDOOR STORAGE AT THIS RD-12.22 - IRREGULAR RESIDENTIAL PROPERTY CONSISTING OF LADDERS, BUCKETS, STORAGE BINS, AND PLASTIC GAS CANS BEING STORED OUTSIDE.

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RD-12.22 ZONED PROPERTY. THERE ARE OIL STAINS AND UNEVEN SURFACES. THE PARKING AREA NEEDS TO BE RESURFACED AND THE WHEEL STOPS ARE DISPLACED.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day.

Ms. Cannon found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day.

**Case: CE24090601**

Address: 3315 NE 16 CT

Owner: ANK PROPERTIES LLC

Service was via posting at the property on 10/9/24 and at 1 East Broward Blvd. on 10/11/24.

Wanda Acquavella, 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 Acquavella presented the case file into evidence and said the violation was now in compliance. She requested a finding of fact that the violation had existed as cited.

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

**Case: CE24080044**

Address: 524 NE 17 WAY

Owner: BYKOV, MAYYA; BYKOV, OLEKSIY

Service was via posting at the property on 10/9/24 and at 1 East Broward Blvd. on 10/11/24.

Wanda Acquavella, 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.

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Officer Acquavella presented the case file into evidence and said the violation was now in compliance. She requested a finding of fact that the violation had existed as cited.

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

**Case: FC24060003**

Address: 81 SW 31 AVE

Owner: NEW GLOBAL HOLDINGS INC

This case was first heard on 8/29/24 to comply by 9/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case: CE24020407**

ORDERED TO REAPPEAR

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.

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

**Case: CE24070500**

Address: 510 SE 9 ST

Owner: 510 SE 9TH STREET LLC

This case was first heard on 8/29/24 to comply by 9/8/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,000 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine.

**Case: CE24050293**

Address: 510 SE 5 AVE 129

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

This case was first heard on 8/29/24 to comply by 9/13/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,300 and the City was requesting the full fine be imposed.

Ms. Cannon imposed the \$3,300 fine.

**Case: CE24030694**

Address: 1520 SW 27 CT

Owner: LEVON INTERNATIONAL 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 \$11,200

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

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

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 45 and 46 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:

CE24070813

CE24050240

### **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:

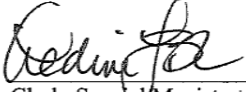
None

There being no further business, the hearing was adjourned at 12:28 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate