



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
NOVEMBER 12, 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
Laura De Luca, Construction Review Specialist, Housing and community Development
Rhonda Hasan, Senior Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Amy Brown, Code compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Senior Code Compliance Officer
Paulette DelGrosso, Code Compliance Officer
Edward Eason, Code Compliance Officer
Matthew Flesher, Code Compliance Officer
Patt Gavin, Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Robert Krock, Code Compliance Officer
Antoine Loar, Code Compliance Supervisor
Jessica Martinez, Code Compliance Officer
Rachel Moore, Code Compliance Officer
Karen Proto, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Paul Smart, Code Compliance Officer
Gail Williams, Senior Code Compliance Officer

Respondents and witnesses

CE24020257; CE24020249; CE24020254; CE24020250;	CE24080547: Jackson Faustin
FC24060012: Courtney Crush Esq.	CE24050847: Peter Fulton
CE23090716: Anthony Bondanella	CE23120704: Carlos Velasquez
CE24090598; CE24090579: Carmen Dreyer; Maria Vaca	CE24010094: Christopher Gallego
CE24070895: Terri Bitler Ward	CE24060367: Jordan Bund
CE23080215: Martin Lucas	CE24060639: Dustin Allor
CE24040555: Andrew Schein Esq.	CE24030094: Kenneth Holland
CE24080037: Richard and Frances Beers	CE24020419: Kelly Kallaher
CE24050043: Carmel Antoine; Ritchard Antoine	CE24030096: Mark Ament
CE24040726: Mukhatar Razia	CE24100113; CE24100153: Aliana Smolyar;
CE24070029: Geoffrey Orr	Gianfranco Pettrone
CE24060513: Robert Soto	CE24060246: Mohammad Hussainzada
CE24030534: Andrew Fleishman; Andrew Priestman	CE24090577: Matthew Squiliace
CE23100501: Kevin Paul Mosher; Maria Castro Sanders	CE24020600: Donna Hankerson; Nicole Smith
CE23090799: Jonas Spector	CE24030710: Henry Coleman
CE24010705; CE23080539 Harvey Adelson; William Stecker	CE24040665; CE24030021: Ari Pregon Esq.
CE23081018: John Watson	CE24060025: Estefania Mayorga
CE23120151: Mary Atterbery	FC24030013: Brittany Combs Esq.
	CE24050796: Jeffrey Cohen
	CE24070345: Bashia Guillard
	CE24010796: Glenn Darack

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CE24020553: Claude Lampkin
CE24020437: Shawn Henderson
CE24060295: Danisa Holmes
CE24040565: Steven Chess; Adam Chess Esq.
CE24030965: Rosene Farris
CE24080515: Jordan Brown

CE24010336: Annette Bishop
CE24020106: Laura De Luca; Tramond Toles
CE24090447: Man Mohan Sachdeva; Ali Shivji
CE24080319: Ellen Schawe
CE24090285: Judith Santiago; Jomar Sanchez

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

The meeting was called to order at 9:07 A.M.

Case: CE24020106

ORDERED TO REAPPEAR

Address: 3001 NW 24 CT

Owner: TOLES, HYACINTH R & TRAMOND T

This case was first heard on 5/14/24 to comply by 11/3/24. Violations were as noted in the agenda. The property was not in compliance, and fines had accrued to \$450.

Karen Proto, Code Compliance Officer, said the owner was working with the City to get help repairing the home and recommended a 119-day extension.

Laura De Luca, Construction Review Specialist in the City's Housing and Community Development Department, and the owner, Tramond Toles, agreed to the extension.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue.

Case: CE24070895

Address: 235 SW 22 ST

Owner: WARD, TERRI BITLER

Service was via posting at the property on 10/22/24 and at 1 East Broward Blvd. on 10/30/24.

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

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

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE WEEDS AND MISSING GRAVEL IN THE APRON OF THE DRIVEWAY.

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: 9-305(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 IN THE SWALE AREA.

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

Terri Bitler Ward agreed to comply.

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

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Case: CE24040555

ORDERED TO REAPPEAR

Address: 301 SW 1 AVE

Owner: PMG-GREYBROOK RIVERFRONT II LLC

This case was first heard on 6/11/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Gustavo Caracas, Code Compliance Officer, recommended the fine begin to accrue.

Andrew Schein Esq., the owner's attorney, said they were still in the design process with the City and requested 63 days. Officer Caracas did not object.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/14/25 hearing.

Case: CE24100153

Address: 1440 NW 7 TER

Owner: PETTRONE, GIANFRANCO; SMOLYAR, ALINA

Service was via posting at the property on 10/23/24 and at 1 East Broward Blvd. on 10/30/24.

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 recommended ordering compliance within 15 days or a fine of \$250 per day.

Gianfranco Pettrone and Alina Smolyar agreed to comply.

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

Case: CE24100113

CITATION APPEAL

Address: 1440 NW 7 TER

Owner: PETTRONE, GIANFRANCO; SMOLYAR, ALINA

The property was cited on 10/5/24 to be complied by 10/5/24. The property was in compliance, there were immediate fines of \$750 and the City was requesting imposition of full amount.

Alina Smolyar said guests were made aware of the rules, including the parking and occupancy. She stated they had not answered the phone because it was not the phone number they recognized as the code officer. Katrina Johnson, Code Manager, said some code officers had phone numbers from the 561 area code, such as this one.

Ms. Flynn denied the appeal and imposed the fine.

Case: CE23080215

Address: 301 SEABREEZE BLVD

Owner: A1A BOAT MARINA LLC

Service was via posting at the property on 10/16/24 and at 1 East Broward Blvd. on 10/30/24.

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Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):
VIOLATIONS: 47-20.20.D.

THERE IS A TRAILER BEING STORED IN THE PARKING LOT. (FISHING HEADQUARTERS)

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE HOLES AND THE SURFACE IS UNEVEN. THE MARKINGS ARE WORN.

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

Martin Lucas agreed to comply.

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

Mr. Lucas said the City had indicated the shark was OK but needed to be in a safer position and asked to appeal Ms. Flynn's ruling. He said he could move the trailer if a hurricane was coming. Ms. Flynn said she could not grant an exception to a code violation and Mr. Lucas agreed to remove the shark.

Case: CE24020553

Address: 618 NW 11 AVE

Owner: LAMPKIN, CLAUDE JR

This case was first heard on 5/30/24 to comply by 8/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$825 and the City was requesting \$534 be imposed.

Guy Seiderman, Code Compliance Officer, recommended reducing fines to administrative costs of \$534.

Claude Lampkin said the work was done and requested a further reduction.

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

Case: CE24060246

Address: 1912 NE 21 AVE

Owner: HUSSAINZADA, MOHAMMAD H

This case was first heard on 7/25/24 to comply by 8/9/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$14,000 and the City was requesting \$1,049 be imposed.

Leonard Champagne, Senior Code Compliance Officer, recommended reducing fines to administrative costs of \$1,049.

Mohammad Hussainzada described his efforts to comply.

Ms. Flynn imposed administrative costs of \$1,049.

Case: CE24030096

Address: 1427 SW 16 TER

Owner: AMENT, MARK D

This case was first heard on 8/13/24 to comply by 8/23/24 and 9/10/24. 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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Gustavo Caracas, Code Compliance Officer, recommended imposition of the fine.

Mark Ament said he had originally been told six years ago that the canopy did not need a permit because it was not attached to the home. Officer Caracas said a permit would be needed to keep the canopy. Amy Brown, Code Compliance Supervisor explained how Mr. Ament could apply for the permit.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/14/25 hearing.

Case: CE24020419

REQUEST FOR EXTENSION

Address: 1209 SW 20 ST

Owner: KALLAHER, KELLY

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, and fines had accrued to \$4,700.

Gail Williams, Senior Code Compliance Officer, said she would not oppose a 63-day extension.

Kelly Kallaher agreed to the extension.

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

Case: CE24030534

ORDERED TO REAPPEAR

Address: 333 SE 25 ST

Owner: FEDERAL 627 N LLC

This case was first heard on 7/9/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Andrew Fleishman said their legal proceeding with the tenant had been delayed and requested a 119-day extension. Rafael Santos, Code Compliance Officer, agreed.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/11/25 hearing.

Case: CE24090285

Address: 3531 SW 14 ST

Owner: SANTIAGO, JUDITH

Service was via posting at the property on 10/14/24 and at 1 East Broward Blvd. on 10/30/24.

Matthew Flesher, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305 (b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22020147. 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) COMPLIED
THE GRAVEL DRIVEWAY AND THE ASPHALT DRIVEWAY ARE IN DISREPAIR. THE GRAVEL DRIVEWAY HAS GRASS GROWING THROUGH IT AND THE ASPHALT DRIVEWAY HAS CRACKS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22020147. 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 Flesher presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that the violations had existed as cited.

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Gustavo Caracas, Code Compliance Officer, acted as an interpreter for Judith Santiago, the owner. Ms. Santiago indicated she understood.

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

Case: CE24030710

Address: 2340 NW 11 ST

Owner: COLEMAN, HENRY L

This case was first heard on 6/11/24 to comply by 6/21/24 and 9/10/24. 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.

Karen Proto, Code Compliance Officer, recommended a 147-day extension and ordering the respondent to attend the 4/8/25 hearing.

Henry Coleman agreed to the extension.

Ms. Flynn granted a 147-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/8/25 hearing.

Case: CE24030965

ORDERED TO REAPPEAR

Address: 800 NW 4 ST

Owner: NEW MOUNT OLIVE BAPTIST CHURCH INC

This case was first heard on 5/14/24 to comply by 6/11/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jessica Martinez, Code Compliance Officer, confirmed the property was not in compliance and recommended a 10-day extension.

Rosene Farris agreed to the extension.

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

Case: CE23080539

ORDERED TO REAPPEAR

Address: 519 SW 27 AVE

Owner: 519 SW 27TH AVENUE LLC

This case was first heard on 4/9/24 to comply by 5/14/24 and 7/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$4,100.

Rachel Moore, Code Compliance Officer, confirmed the property was not in compliance and said the permit application was awaiting client reply.

William Stecker, contractor, said there was an issue with the property flooding and noted the adjacent properties were higher than this one. They agreed to re-asphalt the front of the property but needed a lengthy extension to address the flooding/drainage issue in the rear. He requested six months.

Ms. Flynn granted a 147-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/8/25 hearing.

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Case: CE24010705

Address: 1801 SW 11 CT

Owner: HARVEY J ADELSON FAM TR; ADELSON, HARVEY J TRUSTEE ET AL

This case was first heard on 6/27/24 to comply by 8/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting \$718 be imposed.

Edward Eason, Code Compliance Officer, recommended reducing fines to administrative costs of \$718.

William Stecker, contractor, said the City had sent notices to the wrong contractor when he applied for the permit. He thought there should be no fine.

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

Case: CE24010336

ORDERED TO REAPPEAR

Address: 2648 NASSAU LN

Owner: REY, ROGER

This case was first heard on 3/12/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Senior Code Compliance Officer, said one violation remained: 9-304(b). She recommended imposition of the fine.

Annette Bishop said she had applied for a permit for the pavers to park the RV in February but it was still in review. Ms. Flynn heard other cases while Staff investigated the permit application. Upon returning to the case, Katrina Johnson, Code Manager, recommended a 119-day extension and ordering the respondent to attend the 3/11/25 hearing.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/11/25 hearing.

Case: CE23100501

Address: 350 RIVIERA ISLE DR

Owner: MOSHER, KEVIN PAUL; KEVIN MOSHER REV LIV TR

Service was via posting at the property on 10/16/24 and at 1 East Broward Blvd. on 10/30/24.

Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.13.D(2)

THE TIDAL BARRIER AT THIS PROPERTY IS IN DISREPAIR. A TIDAL FLOOD BARRIER IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE BARRIER AND ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.

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

Kevin Paul Mosher said a footer had been poured and he would see if this solved the problem at the next King Tide. He believed the water was coming from where the neighbor's seawall met his seawall.

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Maria Castro Sanders, Lowell Marine, said she had sent an email to Officer DelGrosso and Dorian Koloian, Code Compliance Supervisor, with photos of the footer.

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

Case: CE24080547

Address: 807 NW 2 AVE 1-3

Owner: JACKSON FAUSTIN LLC

Service was via posting at the property on 10/14/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHoles AND CRACKS ON THIS PARKING FACILITY. THIS IS A REPEAT VIOLATION, SEE CASE CE23080790. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR THE IMPOSITION OF FINES.

Officer Martinez presented the case file into evidence and requested a fine of \$200 per day, starting on the first day the violation was observed, 8/20/24, and continuing until the violation was in compliance on 10/30/24, a total of 70 days or \$14,000.

Jackson Faustin said the contractor had not repaired all of the holes after he was cited the first time and the holes had grown.

Ms. Flynn found in favor of the City and imposed a fine of \$3,500 for the time the property was out of compliance.

Case: CE23120704

ORDERED TO REAPPEAR

Address: 859 NW 16 TER

Owner: ALLIANCE PROPERTY DEVELOPMENT; LLC

This case was first heard on 5/30/24 to comply by 7/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Carlos Velasquez said there had been a delay caused by confusion over the swale material. The contractor had submitted an updated permit application approximately two weeks ago.

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

Case: CE24020249

VACATE OIF 9/10/24 & REHEAR

Address: 831 NE 5 AVE

Owner: 450 NE 9TH OWNER LLC;

% AIMCO INVESTMENT COMPANY LLC

This was a request to vacate the Order Imposing the Fine dated 9/10/24 and re-hear the case.

Ms. Flynn vacated the Order Imposing the Fine dated 9/10/24.

This case was first heard on 5/30/24 to comply by 7/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,600 and the City was requesting the full fine be imposed.

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Gustavo Caracas, Code Compliance Officer, recommended reducing fines to administrative costs of \$755.

Courtney Crush Esq., the owner's attorney, agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$755.

Case: CE24020250

VACATE OIF 9/10/24 & REHEAR

Address: NE 9 ST

Owner: 450 NE 9TH OWNER LLC;

% AIMCO INVESTMENT COMPANY LLC

This was a request to vacate the Order Imposing the Fine dated 9/10/24 and re-hear the case.

Ms. Flynn vacated the Order Imposing the Fine dated 9/10/24.

This case was first heard on 5/30/24 to comply by 7/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,600 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended reducing fines to administrative costs of \$755.

Courtney Crush Esq., the owner's attorney, agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$755.

Case: CE24020254

VACATE OIF 9/10/24 & REHEAR

Address: 550 NE 9 ST

Owner: 550 NE 9TH OWNER LLC;

%AIMCO INVESTMENT COMPANY LLC

This was a request to vacate the Order Imposing the Fine dated 9/10/24 and re-hear the case.

Ms. Flynn vacated the Order Imposing the Fine dated 9/10/24.

This case was first heard on 5/30/24 to comply by 7/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,600 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended reducing fines to administrative costs of \$755.

Courtney Crush Esq., the owner's attorney, agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$755.

Case: CE24020257

VACATE OIF 9/10/24 & REHEAR

Address: 820 NE 5 AVE

Owner: 550 NE 9TH OWNER LLC;

%AIMCO INVESTMENT COMPANY LLC

This was a request to vacate the Order Imposing the Fine dated 9/10/24 and re-hear the case.

Ms. Flynn vacated the Order Imposing the Fine dated 9/10/24.

This case was first heard on 5/30/24 to comply by 7/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,600 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended reducing fines to administrative costs of \$755.

Courtney Crush Esq., the owner's attorney, agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$755.

Case: CE24010094

Address: 900 N FLAGLER DR
Owner: AP FLAGLER HIVE LLC

This case was first heard on 5/14/24 to comply by 6/11/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, confirmed the property was not in compliance.

Christopher Gallego said the permit was in process and requested an extension.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue.

Case: CE23090799

REQUEST FOR EXTENSION

Address: 430 ROYAL PLAZA DR
Owner: SPECTOR, JONAS; SPECTOR, LAURIE

This case was first heard on 2/9/24 to comply by 10/6/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,700.

Gail Williams, Senior Code Compliance Officer, confirmed the property was not in compliance.

Jonas Spector said the delay had been caused by the contractor and requested an extension.

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

Case: CE24050796

Address: 2507 TORTUGAS LN
Owner: COHEN, JEFFREY I

Service was via posting at the property on 10/16/24 and at 1 East Broward Blvd. on 10/30/24.

Matthew Flesher, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE THREE DERELICT SAILBOATS DOCKED IN THE WATER IN THE REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23020497. THIS CASE WILL BE SCHEDULED AT THE MAGISTRATE HEARING FOR 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 IN THE REAR OF THE PROPERTY.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-6.85A ZONE PROPERTY. THERE IS OUTDOOR STORAGE OF CANOES OR KAYAKS, BLACK AND YELLOW TOTES AND OTHER ITEMS IN THE REAR OF THE PROPERTY.

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VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA AND THE DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE UNEVEN SURFACES ON THE DRIVEWAY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23020497. THIS CASE WILL BE SCHEDULED AT THE MAGISTRATE HEARING SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 9-304(B) within 63 days or a fine of \$50 per day, and said the other violations were now in compliance. He requested a finding of fact that violation 18-4.(c) had existed as cited.

Jeffrey Cohen confirmed he had complied 18-4.(c) and agreed to comply 9-304(b).

Ms. Flynn found in favor of the City and ordered compliance with 9-304(B) within 63 days or a fine of \$50 per day and found for the City that violation 18-4.(c) had existed as cited.

Case: FC24060012

Address: 219 S FTL BEACH BLVD

Owner: EL-AD FL BEACH CR LLC

This case was first heard on 8/13/24 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 \$8,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Courtney Crush Esq., the owner's attorney, said they had updated the maximum capacity to comply the violations. She requested two weeks to present that to the City.

Robert Kisarewich, Fire Safety Captain, said he had not seen progress.

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

The following two cases for the same owner were heard together:

Case: CE24090579

CITATION APPEAL

Address: 200 SE 19 ST

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

The property was cited on 9/21/24 to be complied by 9/21/24. The property was in compliance, there were immediate fines of \$750 and the City was requesting imposition of full amount.

Robert Krock, Code Compliance Officer, described the noise and parking violations for which the property had been cited. He noted that the contact phone number associated with the vacation rental was inactive.

Maria Vaca said her tenants were renting the property out through Airbnb. When she became aware of the noise and parking issues, she had evicted the tenant and the property had been vacant for two months.

Ms. Flynn proposed lowering the fine to \$300 but Katrina Johnson, Code Manager, stated the lessee had provided a lease indicating that subletting was allowed, so they had been granted a vacation rental certificate.

Ms. Flynn denied the appeal and imposed the fine.

Case: CE24090598

CITATION APPEAL

Address: 200 SE 19 ST

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

The property was cited on 9/22/24 to be complied by 9/22/24. The property was in compliance, there were immediate fines of \$500 and the City was requesting imposition of full amount.

Robert Krock, Code Compliance Officer, described the violations for noise and unavailable responsible party.

Isabel Dreyer stated she was unaware the lease allowed the tenant to sublet the property.

Ms. Flynn denied the appeal and imposed the fine.

Case: CE23090716

Address: 27 SE 11 ST

Owner: BONDANELLA, ANTHONY JAMES

This case was first heard on 3/12/24 to comply by 5/14/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,100 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended no fines be imposed.

Anthony Bondanella agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: CE24050847

Address: 812 SE 6 CT

Owner: FULTON, PETER B JR

This case was first heard on 7/9/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,150 and the City was requesting no fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended no fines be imposed.

Peter Fulton agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: CE23120151

Address: 532 NW 16 AVE

Owner: ATTERBERY, MARY

This case was first heard on 4/9/24 to comply by 4/19/24 and 6/11/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Senior Code Compliance Officer, recommended imposition of the fine.

Mary Atterbery said she was suffering financial hardship and requested 90 days.

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

Case: CE24060025

ORDERED TO REAPPEAR

Address: 2414 E SUNRISE BLVD

Owner: KEYSTONE-FLORIDA PROPERTY HOLD

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 in compliance, and fines had accrued to \$800.

Gail Williams, Senior Code Compliance Officer, recommended reducing fines to administrative costs of \$488.

Estefania Mayorga agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$488.

Case: CE24020437

ORDERED TO REAPPEAR

Address: 719 NW 15 AVE

Owner: EGLIN JOLLY

This case was first heard on 8/13/24 to comply by 11/12/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Guy Seiderman, Code Compliance Officer, confirmed the property was not in compliance.

Shawn Henderson described his efforts to comply and said the only thing remaining was the driveway.

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

The following two cases for the same owner were heard together:

Case: CE24030021

Address: 2350 SW 26 AVE

Owner: SLATER, CHARLES

Service was via posting at the property on 10/25/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 18-1. COMPLIED

THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE WAS AN UNPERMITTED EVENT THAT HAD EXTREMELY LOUD MUSIC THAT CREATED A NUISANCE TO THE PUBLIC AND ADVERSELY AFFECTED ADJACENT PROPERTIES. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE AND IS IRREVERSIBLE AND/OR IRREPARABLE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

Officer Smart presented the case file into evidence and pointed out that the same violation had occurred at the property the previous week. He requested the maximum \$15,000 fine.

Ari Pregon Esq., the owner's attorney, said the Notices of Violation were defective and should be dismissed. He read from the code and said the notices did not specify facts constituting "reasonable cause" which was required. Ms. Hasan noted that once an event such as this was concluded, so was the violation. She added that the video evidence supported the citations. Mr. Pregon said as soon as the owners were aware of the events, they had petitioned a judge to evict the tenant, the owner's son. He added that the \$15,000 would endanger the owner's ability to continue receiving medical care. He provided documentation of the eviction. Katrina Johnson, Code Manager, recommended a fine of \$250.

Ms. Flynn denied Mr. Preger's motion to dismiss, found in favor of the City that the violation had existed as cited and imposed a \$250 fine.

Case: CE24040665

Address: 2350 SW 26 AVE
Owner: SLATER, CHARLES

Service was via posting at the property on 10/25/24 and at 1 East Broward Blvd. on 10/30/24.

VIOLATIONS: 18-1.

THERE IS LOUD NOISE AND LARGE PARTY AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE IS AN UNPERMITTED EVENT THAT HAD EXTREMELY LOUD MUSIC. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION IS TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

Katrina Johnson, Code Manager, recommended a fine of \$250. Ari Pregon Esq., the owner's attorney, agreed.

Ms. Flynn found in favor of the City that the violation had existed as cited and imposed a \$250 fine.

Case: CE24030094

Address: 1121 SW 30 ST
Owner: HOLLAND, KENNETH DOYLE; HOLLAND FAM REV TR

This case was first heard on 8/13/24 to comply by 8/23/24 and 9/10/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,900 and the City was requesting the full fine be imposed.

Gail Williams, Senior Code Compliance Officer, recommended imposition of the fine.

Kenneth Holland described his efforts to comply and said he thought the violations were complied sooner and confirmed by the prior inspector. Officer Williams said administrative costs totaled \$810.

Ms. Flynn imposed administrative costs of \$810.

Case: CE24010796

ORDERED TO REAPPEAR

Address: 2624 NE 32 ST
Owner: GOLDEN EAGLE CONDO ASSN INC

This case was first heard on 8/13/24 to comply by 11/12/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Gail Williams, Senior Code Compliance Officer, confirmed the property was not in compliance.

Glenn Darack described their efforts to comply and said he had a contract for the paving and had applied for the permit. He requested 90 days.

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

Case: CE24080319

Address: 3451 SW 13 CT
Owner: SCHAWA, JOSEPH L; KOOB, WAVA M EST

Service was via posting at the property on 10/14/24 and at 1 East Broward Blvd. on 10/30/24.

Matthew Flesher, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b) COMPLIED

THE DRIVEWAY IS NOT BEING MAINTAINED. THE GRAVEL IS WORN AND GRASS IS GROWING THROUGH.

VIOLATIONS: 18-1. COMPLIED

THERE IS OUTDOOR STORAGE IN THE CAR PORT CONSISTING OF BUT NOT LIMITED TO BOXES, SIGN BOARDS AND TABLES 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 CE23050455. 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 ZONE PROPERTY CONSISTING OF A TIRE AND WOODEN BOARDS. THIS IS A RECURRING VIOLATION. REFER TO CASE NUMBER CE23050455. 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 Flesher presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 18-1. and 4-34.1.A.1. had existed as cited.

Ellen Schawe indicated she understood.

Ms. Flynn found in favor of the City that violations 18-1. and 4-34.1.A.1. had existed as cited.

Case: CE23081018

REQUEST FOR EXTENSION

Address: 520 NW 22 AVE

Owner: DAUGHTRY, WILLER EST

This case was first heard on 3/12/24 to comply by 3/22/24 and 5/14/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,550 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 a 91-day extension.

John Watson agreed to the extension.

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

Case: CE24070345

CITATION - VACATE 15-275(5)

Address: 2519 BARCELONA DR

Owner: BOWDEN, DARREN P; CASTILLO, MYRIAM % NYRSTAR LTD

This was a request to vacate the order dated 8/13/24 regarding violation 15-575(5).

Bashia Guillard thanked the City.

Ms. Flynn vacated the order dated 8/13/24 regarding violation 15-575(5).

Case: CE24050043

Address: 311 SW 30 TER

Owner: ANTOINE, CARMEL

Service was via posting at the property on 10/28/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS EXTENSIVE AUTO REPAIRS BEING PERFORMED ON VEHICLES OF THIS RS-8 ZONED PROPERTY. THIS IS A RECURRING VIOLATION FROM CASE CE22040650. THE CASE 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 ON THE FRONT YARD AND SWALE AREAS. THIS IS A RECURRING VIOLATION FROM CASE CE22040650. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

Carmel Antoine indicated she understood.

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

Case: FC24030013

Address: 2421 SW 6 AVE

Owner: BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

This case was first heard on 8/13/24 to comply by 10/8/24. 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 no fine be imposed.

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

Brittany Combs Esq., the owner's attorney, agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: CE24060513

Address: 330 SW 20 ST 1-3

Owner: SOTO, ROBERT

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 in compliance, fines had accrued to \$2,600 and the City was requesting the full fine be imposed.

Rafael Santos, Code Compliance Officer, recommended reducing fines to administrative costs of \$488.

Robert Soto said he had been unable to comply on time due to rain.

Ms. Flynn imposed a fine of \$300 for the time the property was out of compliance.

Case: CE24060639

Address: 1104 S RIO VISTA BLVD

Owner: ALLOR, DUSTIN

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 \$2,950 and the City was requesting the full fine be imposed.

Dustin Allor said he had suffered extreme financial hardship regarding this house and requested no fines be imposed.

Gustavo Caracas, Code Compliance Officer, said administrative costs totaled \$534.

Ms. Flynn imposed administrative costs of \$534.

Case: CE24070029

Address: 320 SW 21 ST

Owner: AOTEAROA FORTRESS LLC

This case was first heard on 9/10/24 to comply by 9/20/24. 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 \$626 be imposed.

Rafael Santos, Code Compliance Officer, recommended reducing the fine to \$626.

Geoffrey Orr explained there had been a delay because of the address to which the notices had been sent.

Ms. Flynn imposed a fine of \$626 for the time the property was out of compliance.

Case: CE24080037

Address: 304 SW 22 ST

Owner: BEERS, RICHARD & FRANCES

Service was via posting at the property on 10/22/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305(b)

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

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

Richard Beers agreed to comply.

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

Case: CE24040565

Address: 773 MIDDLE RIVER DR

Owner: CHESS, STEVEN M & KAREN

This case was first heard on 6/27/24 to comply by 8/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,600 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended reducing fines to administrative costs of \$580.

Adam chess Esq., the owner's attorney, requested a 30-day continuance to allow him to prepare,

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stating he had just been hired. Ms. Hasan informed Mr. Chess that this was a Massey hearing and this was not an opportunity to rehear the case; it was just to address the fines. Attorney Chess said, "I believe there's unconstitutional violations across the board, and after hearing other hearings here, I definitely believe it."

Steven Chess, owner, claimed he had not received notice of the violations. He said he was here today to address violation 47-34.1.A.1. regarding illegal land use [outdoor storage.] He said he had spoken to many people regarding this case.

Ms. Flynn granted a continuance to 1/14/25 and said she would not relitigate the case.

Case: CE24090447

Address: 3424 DAVIE BLVD

Owner: BURA & MOHAN PROPERTY INC

Service was via posting at the property on 10/22/24 and at 1 East Broward Blvd. on 10/30/24.

Matthew Flesher, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-22.3.U.1 COMPLIED

THE WINDOW SIGNS AT THIS CB - COMMUNITY BUSINESS ZONED PROPERTY EXCEED 20% OF THE SURFACE OF THE WINDOW.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21010375. 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: 47-22.9. COMPLIED

SIGNS HAS/HAVE BEEN ERRECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE ON THIS COMMERCIAL BUSINESS PROPERTY. SIGNS ON THE PARKING BOLLARDS.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS COMMERCIAL BUSINESS PROPERTY. OUTDOOR STORAGE OF TWO SHOPPING CARTS ON THE GRASS NEXT TO THE PARKING LOT.

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

Ali Shivji said homeless people left items on the property overnight.

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

Case: CE24080515

Address: 801 N FEDERAL HWY

Owner: ACS FLAGLER LLC

Service was via posting at the property on 10/22/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 18-1.

THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT IT MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22040580 AND AS SUCH THE CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THE PARKING AREAS ARE IN DISREPAIR HAVING POTHOLES, CRACKS AND BROKEN SECTIONS OF GROUND. THIS IS A RECURRING VIOLATION PER

PREVIOUS CASE CE22100979 AND AS SUCH CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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 ARE DIRTY, HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE CE22100979. 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 Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Jordan Brown agreed to comply. He said they were redeveloping the entire property and described their progress. He anticipated they would have the permits within a couple of months. Katrina Johnson, Code Manager acknowledged there were plans in for this project and said the graffiti must be addressed and Mr. Brown agreed.

Ms. Flynn found in favor of the City and ordered compliance with 18-1. within 15 days and with the remaining violations within 119 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 3/11/25 hearing for a progress report.

Case: CE24020600

Address: 2228 NW 6 CT 1-2

Owner: SMITH, GENEVA H/E; SMITH, DAVID LEE

This case was first heard on 5/30/24 to comply by 8/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,450 and the City was requesting \$626 be imposed.

Guy Seiderman, Code Compliance Officer, recommended reducing fines to administrative costs of \$626.

Nicole Smith said she was taking care of her grandmother and requested a further reduction.

Ms. Flynn imposed no fine.

Case: CE24090577

CITATION APPEAL

Address: 1931 NE 32 AVE

Owner: 1931 NE 32ND LLC

The property was cited on 9/21/24 to be complied by 9/21/24. The property was in compliance, there were immediate fines of \$500 and the City was requesting imposition of full amount.

Robert Krock, Code Compliance Officer, described the vacation rental violations regarding parking and the responsible party being unavailable.

Matthew Squiliace said they made all guests aware of the rules. He described their rules and how he enforced them. He stated he had not received the call from Officer Krock on his phone. Officer Krock stated he had left a message and waited an hour for a reply.

Ms. Flynn granted the appeal regarding violation 15-275(5) but denied the appeal and imposed the \$250 fine for violation 15-278.(1)(e).

Case: CE24090240

Address: 708 N FLAGLER DR

Owner: HAR-BAR-FTL LLC; % O'REILLY AUTO

Personal service was accepted on 10/21/24. Service was also via posting at 1 East Broward Blvd. on 10/30/24.

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

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 PROPERTIES. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22020339 AND AS SUCH FINES WILL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED ON 9/9/24 AND CASE WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE FOR THE IMPOSITION OF FINES. THIS IS A RECURRING VIOLATION, SEE CASE CE24010046. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305(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

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE IS A LARGE POTHOLE NEAR THE HANDICAP ACCESS AISLE.

VIOLATIONS: 18-12.(a) COMPLIED

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

Officer Martinez presented the case file into evidence and recommended ordering compliance with 47-20.20.(H) within 63 days or a fine of \$100 per day. She also requested a finding of fact that violation 18-1. had existed as cited and a fine of \$500 for each of the three times the graffiti was seen on the property, a total of \$1,500.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.20.(H) within 63 days or a fine of \$100 per day. She also found for the City that violation 18-1. had existed as cited and imposed a fine of \$500 for each of the three times the graffiti was seen on the property, a total of \$1,500.

Case: CE24090334

Address: 1660 SW 22 AVE

Owner: BRYAN, SCOTT L

Service was via posting at the property on 10/12/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 18-1.

THE OVERALL CONDITIONS CONSISTING OF BUT NOT LIMITED TO OVERGROWTH, TRASH, DEBRIS AND OVERALL NEGLECT AT THIS PROPERTY ARE 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.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$500 per day. She remarked that the property was in very bad condition and overgrowth was an

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"understatement." She declared the property a public nuisance and a threat to public health and safety. Ms. Hasan requested granting the City the right to remediate overgrowth that had overtaken the public right-of-way after the ten days and Ms. Flynn agreed to the order.

Case: FC24080018

Address: 1881 MIDDLE RIVER DR

Owner: MIDDLE RIVER TOWER INC

Service was via posting at the property on 10/15/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: NFPA 1:13.4.4, FFPC COMPLIED

THE FIRE PUMP DOES NOT FUNCTION AS DESIGNED AND INSTALLED.

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.

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

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

Case: FC24090005

Address: 1520 N FEDERAL HWY

Owner: RK 1600 COMMONS LLC; %RK CENTERS

Service was via posting at the property on 10/23/24 and at 1 East Broward Blvd. on 10/30/24.

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

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

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

VIOLATIONS: 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 25:13.6.2.1, 20

THE REQUIRED INSPECTIONS AND OPERATIONAL TESTS HAVE NOT BEEN MADE ON THE BACKFLOW PREVENTION DEVICE WITHIN THE PAST 12 MONTHS.

VIOLATIONS: NFPA 101:7.9.2.1, FF COMPLIED

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

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

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

Case: FC24100005

Address: 501 W SUNRISE BLVD #2

Owner: CHERISOL BOLIVRA

Personal service was accepted on 10/22/24. Service was also via posting at 1 East Broward Blvd. on 10/30/24.

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 1:11.1.8, FFPC

THERE IS/ARE MISSING ELECTRICAL COVER(S).

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

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

Case: CE23100088

Address: 2411 NW 28 AVE

Owner: FLORESTAL, GETTA; FLORESTAL, JACCIUS

Service was via posting at the property on 10/14/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 9-304(b)

THE PAVED DRIVEWAY HAS NOT BEEN MAINTAINED. THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEEDS TO BE REPAIRED AND RESURFACED.

VIOLATIONS: 18-1.

THERE ARE ITEMS BEING STORED OUTSIDE INCLUDED BUT NOT LIMITED TO AC UNITS, CHAIRS, TABLE, MOP BUCKET AND OTHER MISCELLANEOUS ITEMS THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-308(a) COMPLIED

ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THERE IS A LARGE BLUE TARP COVERING THE ROOF BEING HELD DOWN BY SANDBAGS.

Officer Proto presented the case file into evidence and recommended ordering compliance with 18-1. within 10 days and with 9-304(b) within 63 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-1. within 10 days and with 9-304(b) within 63 days or a fine of \$50 per day, per violation.

Case: CE24030445

Address: 1900 N FEDERAL HWY

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

Service was via posting at the property on 10/22/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 47-20.20.I.

THE PARKING FACILITIES ON THIS B-1 ZONED PROPERTY ARE NOT BEING PROPERLY MAINTAINED AS PER THE PLANS SUBMITTED AND APPROVED WHEN THE BUILDING PERMIT WAS ISSUED. THE STOP SIGN AT THE EXIT AT THE SOUTH END OF THE PLAZA IS NOT THE REQUIRED HEIGHT OF SEVEN (7) FEET AS PER MUTCD SECTION 2A.15. THE STOP STRIPE AT THIS SAME EXIT IS FADED AND NEEDS TO BE REPAINTED.

Officer Gavin 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: CE24070559

Address: 1261 NW 46 CT

Owner: POTTS, CHRISTOPHER J H/E; POTTS, SANDRA L & POTTS, DONALD P

Service was via posting at the property on 10/16/24 and at 1 East Broward Blvd. on 10/30/24.

Shayqwan Kendrick, 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. THERE IS A BIG PILE OF MULCH ON THE FRONT LAWN OF THE PROPERTY.

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

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

Case: CE24080200

Address: 1011 NW 45 ST

Owner: MIDDLETON, CRAIG

Service was via posting at the property on 10/16/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 18-11.(a) COMPLIED

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE23080507. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE TO IMPOSE FINES.

VIOLATIONS: 18-12(A) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THE BACKYARD OF THIS PROPERTY IS NOT BEING MAINTAINED ON A REGULAR BASIS. THIS IS A REPEAT VIOLATION FROM CASE CE24010308. THIS WILL BE SCHEDULE FOR SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE.

Officer Kendrick presented the case file into evidence and requested a fine of \$200 per day for each of the three days 18-11.(a) was found to be in violation and a fine of \$100 per day for the one day 18-12(A) was found to be in violation.

Ms. Flynn found in favor of the City and ordered imposed a fine of \$200 per day for each of the three days 18-11.(a) was found to be in violation and a fine of \$100 per day for the one day 18-12(A) was found to be in violation, a total of \$700.

Case: CE24070391

Address: 431 MOLA AVE

Owner: BELCHER, ELAINE

Service was via posting at the property on 10/14/24 and at 1 East Broward Blvd. on 10/30/24.

Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-11 (A)

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

Officer DelGrosso 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: CE24070064

Address: 604 SE 14 CT

Owner: COLANER, JOSEPH A

Service was via posting at the property on 10/22/24 and at 1 East Broward Blvd. on 10/30/24.

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

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

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT INCLUDING BOTH STAIRS LEADING TO THE SECOND FLOOR.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THEY ARE FADED, NEEDING RESTRIPIING AND POTHOLES FILLED IN AND MISSING WHEEL STOPS BOTH IN FRONT PARKING AREA AND REAR PARKING AREA.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE23030267. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-363 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 63 days or a fine of \$100 per day, per violation. He also requested a finding of fact that violation 18-12.(a) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation. She also found for the City that violation 18-12.(a) had existed as cited.

Case: CE24060295

Address: 729 SW 2 CT

Owner: SP FLORIDA LLC

Service was via posting at the property on 10/22/24 and at 1 East Broward Blvd. on 10/30/24.

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. THIS IS A RECURRING VIOLATION FROM CASE CE23080566 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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VIOLATIONS: 9-363

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS ZONED RML-25 RESIDENTIAL PROPERTY. THERE IS GRASS GROWING THROUGH THE GRAVEL. AS PER 47-20.13.B GRAVEL IS ONLY PERMITTED FOR SINGLE-FAMILY PROPERTIES.

Officer Eason presented the case file into evidence and recommended ordering compliance with 9-363 within 10 days or a fine of \$250 per day, with 18-12.(a) within 10 days or \$100 per day and with 47-20.20.(H) within 35 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 10 days or a fine of \$250 per day, with 18-12.(a) within 10 days or \$100 per day and with 47-20.20.(H) within 35 days or a fine of \$100 per day.

Case: CE24070126

Address: 1111 SW 2 CT

Owner: 2017 BETTON-SMALL FAM LAND TR; SMALL, JOHN WINSTON TRUSTEE ET AL

Service was via posting at the property on 10/22/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 9-304(b)

THE PAVED DRIVEWAY GRAVEL ENTRANCE IS NOT MAINTAINED. THERE ARE AREAS COVERED WITH WEEDS. THERE IS A SUNKEN AREA IN THE DRIVEWAY. THIS IS A RECURRING VIOLATION FROM CASE CE21010455, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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. THIS IS A RECURRING VIOLATION FROM CASE CE21010455, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

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

Case: CE24070514

Address: 908 SW 7 ST

Owner: ROBERTSHAW, MICHAEL JOHN; VALENCIA, ERICA GRISEL

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

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, 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 ON THE SWALE AREAS.

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Officer Eason 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: CE24070033

Address: 425 SW 18 AVE

Owner: GOLFARI, RAUL FLAVIO & MARGHERITA

Service was via posting at the property on 10/22/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 47-21.15.A COMPLIED

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

VIOLATIONS: 9-304(b) COMPLIED

THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. IT IS FADED AND HAS CRACKS/HOLES.

VIOLATIONS: 9-306 COMPLIED

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

Officer Eason presented the case file into evidence and recommended imposing a \$150 fine for violation 47-21.15.A, the tree removal.

Ms. Flynn found in favor of the City and imposed a \$150 fine for violation 47-21.15.A, the tree removal.

Case: CE24090004

Address: 308 NE 4 ST

Owner: DEPENDABLE EQUITIES LLC

Service was via posting at the property on 10/21/24 and at 1 East Broward Blvd. on 10/30/24.

Jessica Martinez 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. THIS IS A REPEAT VIOLATION SEE CASE CE23050852. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET. FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION IS FIRST OBSERVED 09/01/24.

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS IS A REPEAT VIOLATION, SEE CASE CE23050852. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET. FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION IS FIRST OBSERVED 09/01/24.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RAC-CC ZONED PROPERTY INCLUDING BUT NOT LIMITED TO: TWO LARGE MOBILE STORAGE CONTAINERS, A LADDER, WOODEN BOARDS, ETC.

Officer Martinez presented the case file into evidence and recommended imposing a fine of \$200 per day for each of the four days 18-12.(a) was in violation and imposing a fine of \$200 per day for 47-21.9.M., starting on 9/1/24 and continuing until the violation was complied.

Ms. Flynn found in favor of the City and imposed a fine of \$200 per day for each of the four days 18-12.(a) was in violation, a total of \$800, and imposed a fine of \$200 per day for 47-21.9.M., starting on 9/1/24 and continuing until the violation was complied.

Case: CE24090419

Address: 100 NW 7 AVE

Owner: MILLER PROPERTY INVEST LLC; BELLISSIMA REAL ESTATE LLC

Service was via posting at the property on 10/14/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE23050829. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT

VIOLATIONS: 9-280(h)(1)

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

VIOLATIONS: 47-20.20.h.

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE WEEDS GROWING THROUGH THE CRACKS AND POTHOLES.

Officer Williams presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation. She also requested a finding of fact that violation 18-12.(a) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation. She also found in favor of the City that violation 18-12.(a) had existed as cited.

Case: CE24040726

Address: 317 SW 6 ST

Owner: AIDA INVESTMENTS INC

Service was via posting at the property on 10/22/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE LARGE CRACKS AND POTHOLES THROUGHOUT THE PARKING AREA FRONT AND REAR; PARKING STRIPES ARE FADED AND NOT CLEARLY VISIBLE; PARKING STOPS ARE DIRTY/DISCOLORED, WEEDS GROWING THROUGH CRACKS IN THE PAVEMENT, BROKEN PARKING STOPS LAYING IN THE GRASS AREA.

VIOLATIONS: 47-19.4.D.8. COMPLIED

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. DUMPSTER IS NOT MAINTAINED IN GOOD CONDITION/APPEARANCE; GATES ARE MISSING AND THERE IS TRASH SCATTERED IN ENCLOSURE AREA.

VIOLATIONS: 47-19.4.C.2.

THERE IS A DUMPSTER THAT IS NOT BEING STORED IN ITS APPROVED ENCLOSURE. DUMPSTER STORED IN THE REAR PARKING LOT.

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12.(a)

THERE IS 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 (GRASS).

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VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS NON-PERMITTED OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BUCKETS, BOXES, MILK CRATES, JUGS, ETC. AT THE REAR OF THE BUILDING.

VIOLATIONS: 15-28 COMPLIED

THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT. JERK MACHINE HAS A DELINQUENT STATUS ON THE BUSINESS TAX RECEIPT FROM THE CITY OF FORT LAUDERDALE, BL-1401298. KWIK STOPS ALSO HAS A DELINQUENT STATUS ON THE BUSINESS TAX RECEIPT FROM THE CITY OF FORT LAUDERDALE BT-RTL-RCT-23040007.

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

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

Case: CE24070775

Address: 301 NW 12 AVE

Owner: LITTLE BOSS HOLDINGS LLC

Certified mail was delivered on 11/1/24 and notice was posted at 1 East Broward Blvd. on 10/30/24.

Gail Williams, Senior 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. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21070094 AND WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RC-15 PROPERTY. THERE IS NON-PERMITTED OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BRICKS, BOXES, BOTTLES, JUGS ETC. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21070094 AND WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND GUTTERS ARE IN DISREPAIR. FASCIA IS ALSO DIRTY/STAINED.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE AND TRAILER ON THE SWALE WITH NO TAG.

VIOLATIONS: 9-304(b)

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

VIOLATIONS: 9-363 COMPLIED

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

VIOLATIONS: 47-34.4.A.1. COMPLIED

THERE IS A TRAILER ON THE RIGHT-OF-WAY.

Officer Williams presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$200 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$200 per day, per violation.

Case: CE24070929

Address: 1209 NW 2 ST 1-4

Owner: 1209 NW 2ND STREET TR; MERTILE, TONY TRUSTEE

Service was via posting at the property on 10/22/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 9-363

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

VIOLATIONS: 47-20.20.(H)

THE PARKING AREA AT THIS RMM-25 ZONED PROPERTY IS IN DISREPAIR. THE GRAVEL PORTION OF THE PARKING AREA WAS OBSERVED WITH OVERGROWN WEEDS, UNEVEN AND IN DISREPAIR. AS PER 47-20.13.F, MULTIFAMILY PROPERTIES ARE NOT ALLOWED TO UTILIZE GRAVEL.

VIOLATIONS: 18-12.(a)

COMPLIED

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

Officer Williams presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days and with 47-20.20.(H) within 63 days or a fine of \$200 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 15 days and with 47-20.20.(H) within 63 days or a fine of \$200 per day, per violation.

Case: CE24080215

Address: 114 NW 5 ST

Owner: PICOU, RONNIE I

Service was via posting at the property on 10/15/24 and at 1 East Broward Blvd. on 10/30/24.

Gustavo Caracas, 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 REFER TO CASE NUMBER CE24020413. 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 Carcas 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 \$100 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 \$100 per day fine.

Case: CE24090619

Address: 311 SE 15 AVE

Owner: 1402 LAS OLAS LLC

Service was via posting at the property on 10/17/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. PLANTS ARE GROWING OVER THE SIDEWALK MAKING IT HARD TO PASS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23100876. 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 Carcas 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 \$100 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 \$100 per day fine.

Case: CE24090009

Address: 316 NE 4 ST

Owner: DEPENDABLE EQUITIES LLC

Service was via posting at the property on 10/21/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 47-21.9.M.

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

Officer Martinez 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: CE24090026

Address: 317 NE 3 ST

Owner: DEPENDABLE EQUITIES LLC

Service was via posting at the property on 10/21/24 and at 1 East Broward Blvd. on 10/30/24.

Jessica Martinez, 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. THIS IS A REPEAT VIOLATION, SEE CASE CE23050858. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET. FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION IS FIRST OBSERVED 09/01/24.

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS IS A REPEAT VIOLATION, SEE CASE CE23050858. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET. FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION IS FIRST OBSERVED 09/01/24.

Officer Martinez presented the case file into evidence and recommended imposing a fine of \$200 for the one day 18-12.(a) was in violation and imposing a fine of \$200 per day for 47-21.9.M., starting on 9/1/24 and continuing until the violation was complied.

Ms. Flynn found in favor of the City and imposed a fine of \$200 for the one day 18-12.(a) was in violation and imposed a fine of \$200 per day for 47-21.9.M., starting on 9/1/24 and continuing until the violation was complied.

Case: CE24090088

Address: 307 NE 3 ST

Owner: DEPENDABLE EQUITIES LLC

Service was via posting at the property on 10/8/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH OF GRASS ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT

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VIOLATION SEE CASE CE23050855. THIS WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET. FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED 09/04/24.

Officer Martinez presented the case file into evidence and recommended imposing a \$200 fine for the one day 18-12.(a) was in violation.

Ms. Flynn found in favor of the City and imposed a \$200 fine for the one day 18-12.(a) was in violation.

Case: CE24090093

Address: 309 NE 3 ST

Owner: DEPENDABLE EQUITIES LLC

Service was via posting at the property on 10/8/24 and at 1 East Broward Blvd. on 10/30/24.

Jessica Martinez, 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 REPEAT VIOLATION SEE CASE CE23050856. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET. FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION IS FIRST OBSERVED 09/04/24.

Officer Martinez presented the case file into evidence and recommended imposing a \$200 fine for the one day 18-12.(a) was in violation.

Ms. Flynn found in favor of the City and imposed a \$200 fine for the one day 18-12.(a) was in violation.

Case: CE24090288

Address: 700 N ANDREWS AVE

Owner: NORTH ANDREWS QOZ LLC

Service was via posting at the property on 10/18/24 and at 1 East Broward Blvd. on 10/30/24.

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

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 MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION, SEE CASE CE21060427. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

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

Case: CE24090771

Address: 321 NE 3 ST

Owner: DEPENDABLE EQUITIES LLC

Service was via posting at the property on 10/21/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS A LARGE STORAGE POD BEING STORED AT THIS RAC-CC ZONED PROPERTY.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE WEEDS GROWING THROUGH THE CRACKS OF THE PAVEMENT AND THERE ARE ALSO POTHOLES THROUGHOUT THE FACILITY.

VIOLATIONS: 18-12.(a)

THERE IS LANDSCAPE DEBRIS CONSISTING OF PALM FRONDS. THIS IS A REPEAT VIOLATION, SEE CASE CE23110199. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE FOR IMPOSITION OF FINES. FINES SHALL BEGIN TO ACCRUE FORM THE DATE THE VIOLATION WAS FIRST OBSERVED.

Officer Martinez presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 10 days and with 47-20.20.(H) within 63 days or a fine of \$100 per day, per violation. She also requested imposing a \$200 per day fine for 18-12.(a), continuing until the violation was complied.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1. within 10 days and with 47-20.20.(H) within 63 days or a fine of \$100 per day, per violation. She also imposed a \$200 per day fine for 18-12.(a), starting on 9/30/2024 and continuing until the violation is complied.

Case: CE24080697

Address: 1300 S STATE ROAD 7

Owner: SHARPE, CLARISSA; SHARPE, ERIC

Service was via posting at the property on 10/22/24 and at 1 East Broward Blvd. on 10/30/24.

Matthew Flesher, 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 ON THE PROPERTY AND IN THE REAR OF THE PROPERTY. THIS IS A REPEAT VIOLATION REFER TO CASE CE24050670. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY IN THE AMOUNT OF \$100 PER DAY. THIS FINE WILL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 24-7(b) COMPLIED

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY INCLUDING A BABY SEAT, A WHEELCHAIR AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-22.9 COMPLIED

THERE ARE UNPERMITTED SIGNS LOCATED ON THIS B-2 ZONED PROPERTY.

Officer Flesher presented the case file into evidence and recommended imposing a fine of \$100 for each of the three days 18-12.(a) had been in violation, a total of \$300.

Ms. Flynn found in favor of the City and imposed a fine of \$100 for each of the three days 18-12.(a) had been in violation, a total of \$300.

Case: CE24090064

Address: 3665 SW 16 ST

Owner: HANSON, HEATHER

Service was via posting at the property on 10/22/24 and at 1 East Broward Blvd. on 10/30/24.

Matthew Flesher, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

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THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20050819. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO BUCKETS, MOTOR OIL AND GASOLINE CONTAINERS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20050819. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20050819. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 15 days and with 9-305(b) within 63 days or a fine of \$50 per day, per violation. He also requested a finding of fact that violation 9-304(b) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1. within 15 days and with 9-305(b) within 63 days or a fine of \$50 per day, per violation. She also found in favor of the City that violation 9-304(b) had existed as cited.

Case: CE24090505

Address: 3310 SW 16 ST

Owner: ANGESKI, BETH

Service was via posting at the property on 10/14/24 and at 1 East Broward Blvd. on 10/30/24.

Matthew Flesher, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24050012. 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-6.85B ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO TRAFFIC CONES AND WOODEN PALLETS.

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

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

Case: CE24100059

Address: 3548 SW 15 ST

Owner: RAFFETY, PAUL R

Personal service was accepted on 10/21/24. Service was also via posting at 1 East Broward Blvd. on 10/30/24.

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Matthew Flesher, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH ON THIS PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22010499. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b)

THE CEMENT DRIVEWAY IS IN DISREPAIR. THE CEMENT DRIVEWAY HAS BROKEN PIECES IN IT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22010499. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-21.16.A.

THERE IS A TREE STUMP ON THIS RS-8 ZONED 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 ON THE SWALE.

VIOLATIONS: 18-1

THERE IS FRONT PORCH STORAGE UNDER THE AWNING INCLUDING BUT NOT LIMITED TO A WASHING MACHINE, WOODEN BOARDS AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

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

Case: CE24100008

Address: 3160 SW 17 ST

Owner: PHAM, HIEN DUC; TRAN, THANH VAN THI

Service was via posting at the property on 10/21/24 and at 1 East Broward Blvd. on 10/30/24.

Matthew Flesher, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE ON THE EAST SIDE IS MISSING A SLAT AND THE GATE ON THE WEST SIDE IS FALLING OVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20110026. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-1.

THERE IS STORAGE UNDERNEATH THE CARPORT, ITEMS INCLUDING BUT NOT LIMITED TO PROPANE TANKS, BUCKETS AND PAINT CANS 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 CE20110026. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

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VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAYS ARE IN DISREPAIR. THERE IS GRASS GROWING THROUGH THEM. THE CEMENT DRIVEWAY HAS CRACKS AND THERE IS GRASS GROWING THROUGH IT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20060751. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE REMNANTS OF BLUE MATERIAL HANGING FROM THE ROOF AND ON THE ROOF.

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. THE BRICK HAS STAINS AND THE GUTTER AND FASCIA HAS STAINS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20110026. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE 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. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20060751. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 18-1. within 15 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-1. within 15 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: CE24100128

Address: 1607 NE 4 PL

Owner: GRAVES, GREGORY CHARLES

Service was via posting at the property on 10/23/24 and at 1 East Broward Blvd. on 10/30/24.

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

Case: CE24100052

Address: 2144 NE 64 ST

Owner: GREENE WEALTH LLC; %NORTHWEST REGISTERED AGENT LLC

Service was via posting at the property on 10/15/24 and at 1 East Broward Blvd. on 10/30/24.

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

VIOLATIONS: 15-281 (a)

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

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

Judge Purdy 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: FC24020018

Address: 5331 NW 35 TER

Owner: SUNTORY WATER GROUP INC

This case was first heard on 5/14/24 to comply by 7/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,800 fine, which would continue to accrue until the property was in compliance.

Case: CE24080668

CITATION

Address: 2413 NASSAU LN

Owner: LOUISSAINT, JOE

This case was cited on 8/23/24 to comply by 8/23/24. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$750 and the City was requesting the full fine be imposed. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fine.

Ms. Flynn imposed the \$750 fine.

Case: CE24100135

CITATION

Address: 828 SW 16 ST

Owner: DRORE, ILAI

This case was cited on 10/5/24 to comply by 10/5/24. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$250 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$250 fine.

Case: CE24030583

Address: 504 SW 11 ST

Owner: LENTZ, RICK

This case was first heard on 6/27/24 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 \$7,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,500 fine, which would continue to accrue until the property was in compliance.

Case: CE24070403

VACATE & CLOSE

Address: 412 SW 12 ST

Owner: MILIAN, SANDRA L; QUINONES, JACOBO

This was a request to vacate and close the case

Ms. Flynn vacated and closed the case.

Case: CE24030944

Address: 11 SE 12 AVE

Owner: MANOAH, ABRAHAM AVI

This case was first heard on 5/30/24 to comply by 8/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,050 and the City was requesting the full amount.

Ms. Flynn imposed the \$10,050 fine.

Case: CE24010444

Address: 900 NW 17 AVE

Owner: KIDAR, DAVID KIDAR, SHAUL %BENNY DEHRY

This case was first heard on 8/13/24 to comply by 8/23/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$16,200 fine, which would continue to accrue until the property was in compliance.

Case: CE23100465

Address: 2305 NW 9 CT

Owner: FAMILY LAND TR #2305; RIGGS, JERRY TRUSTEE

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 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.

Ms. Flynn imposed the \$6,300 fine, which would continue to accrue until the property was in compliance.

Case: CE24020390

REQUEST FOR EXTENSION

Address: 2512 LAGUNA DR

Owner: PATTEN, FOREST; FOREST E PATTEN REV TR

This case was first heard on 8/29/24 to comply by 10/24/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,900.

Ms. Flynn denied the request for an extension.

Case: FC24060011

REQUEST FOR EXTENSION

Address: 301 SW 13 AVE

Owner: HISTORIC WESTSIDE SCHOOL 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 not in compliance, and fines had accrued to \$18,900.

Ms. Flynn denied the request for an extension.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 57 and 58 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:

CE24060367

CE24080713

CE24050645

CE24070043

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:

CE24030926

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:

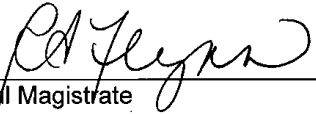
None

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 12:40 P.M.


Special Magistrate

ATTEST:

CLERK, SPECIAL MAGISTRATE