



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
DECEMBER 12, 2024
ROSE ANN FLYNN PRESIDING
9:00 A.M.**

Staff Present:

Loen Garrick, Administrative Assistant
Nadine Blue, Administrative Supervisor
Crystal Green-Griffith, Administrative Assistant
Tamara Lakes, Administrative Assistant
Jehenna Williamson, Administrative Assistant
Rhonda Hasan, Senior Assistant City Attorney
Amy Brown, Code compliance Supervisor
Russell Casteel, Construction Review Specialist
Leonard Champagne, Senior Code Compliance Officer
Mohammad Dayem, Code Compliance Officer
Edward Eason, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Patt Gavin, Code Compliance Officer
Manuel Garcia, Senior Code Compliance Officer
Dorian Koloian, Code Compliance Supervisor
Antoine Loar, Code Compliance Supervisor
Rachel Moore, Code Compliance Officer
Evan Oaks, Code Compliance Officer
Ramon Olivera, Code Compliance Officer
Karen Proto, Code Compliance Officer
Bernstein Saimbert, Senior Code Compliance Officer
Rafael Santos, Code Compliance Officer
Cary Tullos, Code Compliance Officer
Gail Williams, Senior Code Compliance Officer

Respondents and witnesses

CE24040959: Carmen Dreyer; Maria Vaca	CE24090732: Harlan Wald
CE23060359: Xiao Zhang; Yang Guo	CE24080492: Wenghui Lin
CE23100021: Marc Szyluk	CE24040854: Donald Scott
CE24070370: Courtney Crush Esq.	CE24020599: Rosa Marie Gonzalez; Andi Gonzalez
CE24020373: Elle St. Fleur; Hudson Robillard	CE24020440: Ghislaine Duperlord; Denley Duperlord
CE24090233: Bertrum Smith	CE24100723: Katya Hall
CE24040547: Santu Bhognaith; Niresh Santu	CE24100644: Matthew Roque
CE24100750; CE24030959: Feliks Sukhovitsky	CE23030547: Mark Costello Esq.
CE24050662: Nancy Messing	CE24040245: Melanie Weit
CE23050197: Stephanie Wedgeworth; Gary Lee Muzechuk	CE24100329: Patrick Reece Esq.
CE24100126: Maryanna Sheck	CE24080385: Johnnie Slaughter
CE24050830: Jose Benitez	CE24030705: Liran Uzan
CE23070974: Kelly Taylor	CE23110645: Russell Casteel; Virginia Smith
CE24030919: Reinaldo Crespo	CE23110153: Julianna Hernandez
CE24020768: Hyacinth Clarke-Jones	CE24030685: Alissa Edwards
CE24030709: Omar Persad Esq.	CE23010786: Andrew Schein Esq.
CE24030645: David Stephen Reidy	CE24070243: Muneer Khan
CE24070820: Markus Champion	CE24060149: Jared Gasman Esq.; Matthew Blanchard
CE24070821: Margaret Sweeny	CE24020769: Esmeralda Lopez
CE23050960: Natali Romanova	CE23100600: Susan Frances
CE24040829: David Vaughn	
CE24100565: Juan Isla	

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

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

Case: CE23110645 REQUEST FOR EXTENSION

Address: 2740 NW 24 CT
Owner: SMITH, VIRGINIA R

This case was first heard on 4/9/24 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 \$1,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Russell Casteel, Construction Review Specialist, said he needed to rewrite the scope of work and put the project out to bid again. He requested 196 days and Karen Proto, Code Compliance Officer, did not object.

Ms. Flynn granted a 196-day extension, during which time no fines would accrue.

Case: CE23100600

Address: 6351 NE 20 WAY
Owner: JAEN, ELOY E JR & SUSAN FRANCES

This case was first heard on 3/28/24 to comply by 5/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$350 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 a permit had been issued on October 17, 2024.

Susan Frances said the pavers were on back order and requested an extension. Officer Williams suggested 49 days.

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

Case: CE24020769

Address: 4300 N OCEAN BLVD
Owner: PLAZA EAST ASSOC INC

This case was first heard on 5/30/24 to comply by 7/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,300 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, recommended reducing fines to administrative costs of \$939.

Esmeralda Lopez agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$939.

Case: CE24020599

Address: 1614 NW 11 PL
Owner: GONZALEZ, ROSA MARIE

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, fines had accrued to \$4,900 and the City was requesting imposition of the fines, which would continue to accrue until the property

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was in compliance.

Bovary Exantus, Code Compliance Officer, said one violation remained: 9-305(b) and recommended imposition of the fine.

Manuel Garcia, Senior Code Compliance Officer, acted as interpreter for the owner, Rosa Marie Gonzalez. Andi Gonzalez, the owner's son, said they were working to comply. He said it would take time for the ground cover to regrow.

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

Case: CE23100021

Address: 418 MOLA AVE

Owner: EVANS, JOHN

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: Sec. 47-19.3.(f) (5) WITHDRAWN

THE SEAWALL AT THIS PROPERTY WAS BREACHED ALLOWING TIDAL WATERS TO ENTER THE PROPERTY AND TO IMPACT ADJOINING PROPERTIES AND/OR THE PUBLIC RIGHT-OF-WAY. THIS BREACH MAY BE AS THE RESULT OF A DISREPAIR IN THE SEAWALL OR THE SEAWALL BEING BELOW THE MINIMUM ELEVATION. - PROPERTY OWNERS SHALL NOT ALLOW TIDAL WATERS ENTERING THEIR PROPERTY TO IMPACT ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY.

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 PROPERTIES OR PUBLIC RIGHT-OF-WAY.

Officer Williams presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day and ordering the respondent to attend the 1/30/25 hearing.

Marc Szyluk agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day, and ordered the respondent to attend the 1/30/25 hearing.

Case: CE24040547

Address: 802 NW 10 TER

Owner: PRESTIGE HOMES & PROPERTY MGMT LLC

This case was first heard on 6/27/24 to comply by 7/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,300 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, recommended reducing fines to administrative costs of \$801.

Bhognaith Santu said the building was in compliance. Niresh Santu said the building had no tenants and therefore no income but they still had expenses. He requested a further reduction.

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

Case: CE23050197

ORDERED TO REAPPEAR

Address: 915 SW 2 CT

Owner: MUZECHUK, GARY L; WEDGEWORTH, STEPHANIE J

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This case was first heard on 7/25/24 to comply by 12/10/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$300.

Edward Eason, Code Compliance Officer, said he would not oppose an extension.

Stephanie Wedgeworth stated the house had flooded in April 2023 and they were now required to elevate the home, which would cost them \$200,000. This was also a contributing, historic property, which entailed additional requirements. They were waiting to hear from FEMA regarding a grant. Amy Brown, Code Compliance Supervisor, recommended a 196-day extension.

Ms. Flynn granted a 196-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/26/25 hearing.

Case: CE24100750

Address: 820 NE 26 AVE

Owner: SUKHOVITSKY, FELIKS

Service was via posting at the property on 11/14/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 47-2.2.Q.3.

THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS CORNER RESIDENTIAL PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1., INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL, GRAVEL, ROCKS, PLANTS AND A TRAILER. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE24030959. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS THROUGHOUT THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION SEE CASE CE24030959. 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 11/19/2024.

Officer Williams presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day, per violation. She also requested a fine of \$100 per day be imposed for the three days that violation 18-12(a) had been out of compliance, a total of \$300.

Feliks Sukhovitsky presented his own photos and said he had been unaware the hedges were too tall. He said the property had also been cleaned up.

Ms. Flynn found in favor of the City and ordered compliance with 47-2.2.Q.3. within 10 days or a fine of \$100 per day and imposed a fine of \$100 per day for the three days that violation 18-12(a) had been out of compliance, a total of \$300, which would continue to accrue until the violation was in compliance.

Case: CE24030959

ORDERED TO REAPPEAR

Address: 820 NE 26 AVE

Owner: SUKHOVITSKY, FELIKS

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

Gail Williams, Senior Code Compliance Officer, said two of the five violations remained. She recommended imposition of the fine.

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Feliks Sukhovitsky said the plans for new construction were in review. They planned to demolish the building and the demolition permit was in process. Antoine Loar, Code Compliance Supervisor, said the demolition permit application was awaiting client reply. Officer Williams recommended 49 days and ordering the respondent to attend the 1/30/25 hearing.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/30/25 hearing.

Case: CE24020373

Address: 730 NW 19 ST

Owner: ST FLEUR, ELIE LE; ROBILLARD, HUDSON

This case was first heard on 5/14/24 to comply by 5/24/24 and 7/9/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$24,000 and the City was requesting the full fine be imposed.

Cary Tullos, Code Compliance Officer, recommended reducing fines to administrative costs of \$1,436.

Elle St. Fleur agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$1,436.

Case: CE24080385

Address: 2461 NW 16 CT

Owner: HABERSHAM, TAMMIE D &; SLAUGHTER, JOHNNIE

Service was via posting at the property on 10/22/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-304(b)

THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THE PAVED DRIVEWAY AND DRIVEWAY APRON IS IN DISREPAIR THE DRIVEWAY HAS FADED PAINT AND CRACKED. THE DRIVEWAY NEEDS TO REPAIRED AND RESURFACED.

VIOLATIONS: 9-306

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

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

Johnnie Slaughter agreed to comply.

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

Case: CE24030685

Address: 3088 NW 20 ST

Owner: EDWARDS, ALISSA M H/E; EDWARDS, SHAKEIRA A

Service was via posting at the property on 11/4/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 9-280(h) (1)

THE FENCES AT THIS PROPERTY ARE IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IN THE FRONT OF THE PROPERTY IS BROKEN AND HAS DETACHED FROM THE FENCE POLE. THE WOODEN FENCE IN THE BACK OF THE PROPERTY IS IN DISREPAIR AND IS BROKEN AND IS MISSING SLATS.

VIOLATIONS: 18-1.

THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT NOT LIMITED TABLE, WOOD, CRATES, VACUUM CLEANER AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE BACK OF THIS PROPERTY ON ITS SWALE IN THE BACK ALLEY.

VIOLATIONS: 9-278(e)

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

VIOLATIONS: BCZ39-275(7) (a)

THERE IS A COMMERCIAL VEHICLE PARKED/STORED AT THIS LOCATION IN VIOLATION OF THE BROWARD COUNTY ZONING ORDINANCE.

VIOLATIONS: 9-280(h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE ACCESSORY STRUCTURE IN THE BACK OF THE HOUSE IS IN TOTAL DISREPAIR. THE STRUCTURE HAS A MISSING DOOR AND THE ROOF IS SEVERELY DAMAGED.

Officer Proto presented the case file into evidence and recommended ordering compliance with BCZ39-275(7) (a) within 10 days or a fine of \$50 per day, and with the remaining violations within 49 days or a fine of \$50 per day, per violation.

Alissa Edwards requested more than 49 days for the violations not related to BCZ39-275(7) (a). She said her daughter was very ill and she was spending a lot of time at the hospital.

Ms. Flynn found in favor of the City and ordered compliance with 9-278(e) and BCZ39-275(7) (a) within 10 days or a fine of \$50 per day, per violation and with the remaining violations within 196 days or a fine of \$50 per day, per violation, and ordered the respondent to attend the 6/26/25 hearing.

Case: CE23010786

ORDERED TO REAPPEAR

Address: 3100 NE 32 AVE

Owner: PAKMAN INTRACOASTAL LLC

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

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Gail Williams, Senior Code Compliance Officer, said the property demolition had begun and recommended a 77-day extension and ordering the respondent to attend the 2/27/25 hearing.

Andrew Schein Esq., the owner's attorney, agreed to the 77-day extension.

Ms. Flynn granted a 77-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/27/25 hearing.

Case: CE24060149

Address: 3645 SW 22 ST

Owner: GROOMS, STEVEN M EST

This case was first heard on 8/29/24 to comply by 9/8/24 and 9/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$54,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Code Compliance Officer, said the property was in probate and he had only recently been able to contact family members. He recommended an extension.

Jared Gasman Esq., attorney for the estate, said the prospective buyer intended to comply all the violations. He requested a fine reduction but Ms. Flynn and Ms. Hasan stated this could not be done until the property was in compliance.

Matthew Blanchard, prospective buyer, requested 105 days.

Ms. Flynn granted a 105-day extension, during which time no fines would accrue.

Case: CE24040959

ORDERED TO REAPPEAR

Address: 200 SE 19 ST

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

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 \$2,700 and the City was requesting the full fine be imposed.

Rafael Santos, Code Compliance Officer, recommended reducing fines to administrative costs of \$626.

Maria Vaca described their efforts to comply and to contact Officer Santos. She claimed everything was complied four months ago.

Ms. Flynn imposed no fine.

Case: CE24090732

Address: 1501 SE 10 ST

Owner: WALD, HARLAN I & KAREN J

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

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

VIOLATIONS: 8-148(a) COMPLIED

THERE IS A SAILBOAT DOCKED AT THE REAR OF THE PROPERTY THAT IS UNSIGHTLY. THE VESSEL HAS AREAS THAT ARE STAINED AND/OR DIRTY AT THE EXTERIOR AS WELL AS CHIPPING/PEELING PAINT. THE SAILS ARE ALSO TORN OR TATTERED. THE VESSEL HAS BARNACLES AND HAS A PLANT GROWING FROM IT ON THE DECK. IT IS ALSO MISSING A WINDOW AS WELL. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT AS A RECURRING VIOLATION (CE23031044, CE24050635) WHETHER OR NOT

IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Gavin presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited and any repeat violation would incur a \$100 per day fine.

Harlan Wald said per the photo, this was not a violation. Officer Gavin explained he was presenting the case for another officer.

Ms. Flynn closed the case.

Case: CE24100126

Address: 950 SW 28 ST

Owner: SHECK, MARYANNA L

Service was via posting at the property on 10/23/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 15-272(a)

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

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

Maryanna Sheck said she was only renting one of the rooms; she still occupied the property.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$1,000 per day.

Case: CE24100644

Address: 2189 NE 61 CT

Owner: CARRANZA, CARLOS E SR; SALCEDO, CONSUELO

Service was via posting at the property on 11/27/24 and at City Hall on 11/27/24.

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

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A CERTIFICATE SUSPENSION (365 DAY) BEFORE THE SPECIAL MAGISTRATE.
CE24050188 - TRASH CARTS; CE24010877 - PARKING, RESPONSIBLE PARTY;
CE24100493 -BULK TRASH.

Leonard Champagne, Senior Code Compliance Officer, testified that there were a qualifying number of violations at this vacation rental and requested a suspension of the vacation rental certificate for 316 days.

Matthew Roque said a neighbor was calling the tip line every day regarding the property. He recalled explaining that the bulk trash had actually been removed the same day by the contractor, that cars parked in front of the house were not staying at the house, that the owners had been parked in the driveway. Ms. Flynn said the ordinance required her to suspend the certificate if the violations had been found to exist, which they had. Mr. Roque said he had attended a hearing to appeal but never submitted an appeal in writing. Ms. Hasan explained the appeal process.

Ms. Flynn found for the City and revoked the vacation rental certificate for 316 days, effective immediately.

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Case: CE23030547

ORDERED TO REAPPEAR

Address: 2218 NE 17 CT

Owner: COSTELLO, RAYMOND; COSTELLO, CAROL

This case was first heard on 9/28/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$5,400.

Patt Gavin, Code Compliance Officer, said the property was not in compliance and objected to any further extension.

Mark Costello Esq., the owner's attorney, said the permits had been issued. Rhonda Hasan, Senior Assistant City Attorney, confirmed that the work must be completed to be in compliance. Dorian Koloian, Code Compliance Supervisor, said the seawall must pass final inspection.

Ms. Flynn imposed the \$5,400 fine, which would continue to accrue until the property was in compliance.

Case: CE24030919

Address: 1017 SW 22 AVE

Owner: CRESPO, REINALDO J; CRESPO, RICHARD ANTHONY

This case was first heard on 6/27/24 to comply by 7/7/24 and 7/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Code Compliance Officer, confirmed the property was not in compliance.

Reinaldo Crespo said the property was in compliance now. Officer Saimbert said the swale was not being maintained and must be sodded; the driveway also needed additional gravel.

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

Case: CE24070370

Address: 527 ORTON AVE

Owner: GROUP LATITUDE LLC

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, fines had accrued to \$4,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Manuel Garcia, Senior Code Compliance Officer, recommended a 49-day extension.

Courtney Crush Esq., the owner's attorney, said a permit application had been submitted.

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

Case: CE23060359

Address: 411 SW 31 AVE

Owner: YG REAL INVESTMENT LLC

This case was first heard on 10/10/23 to comply by 12/12/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,925 and the City was requesting no fine be imposed.

Rachel Moore, Code Compliance Officer, said since the last hearing, the owner had passed away and the property was subsequently sold. The property was now in compliance and she recommended no

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fine be imposed.

Xiao Zhang agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: CE24050830

Address: 1007 CITRUS ISLE

Owner: AMERICAN HOMES & DEVELOPMENT GROUP LLC

This case was first heard on 8/29/24 to comply by 9/8/24 and 9/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$30,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Code Compliance Officer, confirmed the property was not in compliance. He said multiple permits had been issued and recommended an extension.

Jose Benitez described all the permits he had pulled and requested 45 days.

Ms. Flynn granted a 77-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/27/25 hearing.

Case: CE24020768

Address: 1020 INDIANA AVE

Owner: CLARKE, HYACINTH &; CLARKE, WILBERT EST

This case was first heard on 5/30/24 to comply by 6/9/24, 6/14/24, 6/27/24, and 8/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,300 and the City was requesting \$810 be imposed.

Rachel Moore, Code Compliance Officer, confirmed the property was in compliance ss of 10/28/24. She recommended reducing fines to administrative costs of \$810.

Hyacinth Clarke-Jones said her father had passed away, leaving her responsible for addressing the violations. Officer Moore suggested no fines or fees be imposed.

Ms. Flynn imposed no fine.

Case: CE24040245

Address: 2316 NW 15 CT

Owner: WEIT, RICHARD C & MELANIE

Service was via posting at the property on 11/4/24 and at 1 East Broward Blvd. on 11/27/24.

Karen Proto, 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 CE20110652 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Proto 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.

Melanie Weit said they intended to evict the tenant, who was responsible for the landscaping.

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

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Case: CE23050960

ORDERED TO REAPPEAR

Address: 1301 NE 4 AVE

Owner: R S HOLDINGS II LLC

This case was first heard on 9/28/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,100.

Bernstein Saimbert, Code Compliance Officer, confirmed the property was not in compliance he said the permits had been issued.

Natali Romanova stated they had a quote for the work and hoped the contactor would begin work in January.

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

Case: CE24040829

Address: 1333 NW 4 AVE

Owner: VAUGHN, DAVID T

This case was first heard on 7/25/24 to comply by 8/4/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,600 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, recommended reducing fines to administrative costs of \$897.

David Vaughn requested a further reduction.

Ms. Flynn imposed administrative costs of \$897.

Case: CE24020440

ORDERED TO REAPPEAR

Address: 1639 NW 8 AVE

Owner: DUPERLORD, GHISLAINE

This case was first heard on 5/29/24 to comply by 6/9/24 and 6/27/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,300 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, recommended reducing fines to administrative costs of \$1,473.

Rhonda Hasan, Senior Assistant City Attorney, recommended no fines or fees be imposed.

Denley Duperlord thanked the City.

Ms. Flynn imposed no fine.

Case: CE24100723

Address: 1713 SW 4 CT

Owner: HALL, KATYA; HALL, ISSA ADDAE

Service was via posting at the property on 11/7/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 15-272(a)

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

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

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

Katya Hall requested 30 days because they were selling the property and would close on January 6, 2026. Amy Brown, Code Compliance Supervisor, objected to any further extension.

Ms. Flynn found in favor of the City and ordered compliance within 30 days or a fine of \$1,000 per day.

Case: CE24040854

Address: 1609 NW 11 ST

Owner: SCOTT, DONALD

This case was first heard on 8/29/24 to comply by 9/8/24 and 10/24/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fine.

Donald Scott claimed no one had mentioned a potential fine at the previous hearing. He requested additional time. Dorian Koloian, Code Compliance Supervisor, noted the violations that had not been addressed and opposed any additional time.

Ms. Flynn imposed the \$17,000 fine, which would continue to accrue until the property was in compliance.

Case: CE24070243

Address: 3543 SW 15 CT

Owner: KHAN, IRZAUD M; BROWN, STEPHANEY M

Service was via posting at the property on 10/30/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT GRAY MAZDA VEHICLE PARKED ON THE ON THE PROPERTY WITHOUT A TAG.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWTH THROUGHOUT THE PROPERTY. THERE IS ALSO TRASH AND DEBRIS NEAR THE CARPORT.

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THERE IS A WHITE BMW PARKED ON THE GRASS FENCED IN YARD. THE CONCRETE DRIVEWAY IS NOT BEING MAINTAINED, IT IS STAINED.

VIOLATIONS: 47-19.1.B COMPLIED

THERE IS A WHITE TARP CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS RS-8

ZONED PROPERTY WITHOUT A PERMIT.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO TIRES, BATTERIES, CAR PARTS, EQUIPMENT AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 18-4(c) within 10 days, with 9-304(b) and 47-34.1.A.1. within 15 days and with 9-305(b) within 49 days or a fine of \$50 per day, per violation.

Muneer Khan said the property was already in compliance.

Ms. Flynn found in favor of the City and ordered compliance with 18-4(c) within 10 days, with 9-304(b) and 47-34.1.A.1. within 15 days and with 9-305(b) within 49 days or a fine of \$50 per day, per violation.

Case: CE24100329

Address: 2413 GULFSTREAM LN

Owner: NAHMANI PROPERTY LLC

Service was via posting at the property on 10/30/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 15-272(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A REPEAT VIOLATION, SEE CASE CE24080502, FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Oaks presented the case file into evidence and recommended imposing a fine of \$1,000 per day for each of the 13 days the property was found to be in violation, a total of \$13,000.

Patrick Reece Esq., the owner's attorney, said the property had been for sale since August and the listing removed because the owner was not local. He had an email from Vrbo that the listing had been deactivated and the property was never rented. Mr. Reece added that the property had been listed for rentals of 30 days or more, not for short-term rentals. Ms. Flynn said the email did not indicate when the ad had been deactivated. Officer Oaks said the ad had been deactivated in September but was reactivated on October 15. He showed a screenshot indicating it was possible to book a short-term rental. Mr. Reece agree to get more information from Vrbo regarding the ad deactivation.

Ms. Flynn continued the case to 1/30/25.

Case: CE24100565

Address: 1418 NE 57 CT

Owner: ISLA, JUAN

Service was via posting at the property on 11/5/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 15-281(a)

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

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

Manuel Garcia, Senior Code Compliance Officer, acted as interpreter for the owner, Juan Isla. Mr. Isla indicated he was not aware he needed to renew the certificate every year.

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

Case: CE24090233

Address: 800 NW 6 ST

Owner: SMITH, INELL A EST

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

VIOLATIONS: 18-12.(a) CMP 9/12/2024 - CITY COST \$305

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

THIS IS A REPEAT OF PREVIOUS CASE CE23030534 AND AS SUCH WILL BE ABATED BY THE

The property was cited on 9/9/24 to be complied by 9/9/24. The violation was addressed by a City contractor on 9/12/24 and the property was in compliance. There was a \$305 City Abatement fee.

Bertrum Smith said he had not received notice of the violation. He stated he had mowed the property and removed the trash himself on 9/11 so there was nothing for the City to clear on 9/12. Officer Williams displayed before and after photos from the contractor.

Ms. Flynn denied the appeal and imposed the \$305 City abatement fee.

Case: CE24030705

Address: 2700 SW 14 AVE

Owner: UZANS LLC

This case was first heard on 6/27/24 to comply by 7/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,100 and the City was requesting \$893 be imposed.

Bernstein Saimbert, Code Compliance Officer, recommended reducing fines to administrative costs of \$893.

Liran Uzan said the property had been flood damaged in 2023 and cost him almost \$50,000.

Ms. Flynn imposed administrative costs of \$893.

Case: CE23070974

Address: 1011 SW 8 ST

Owner: REZNICHEK, RYAN

This case was first heard on 3/28/24 to comply by 4/25/24 and 8/29/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$29,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Kelly Taylor, neighbor, said the owner had hired her recently and requested 30 days.

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

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Case: CE24030709

Address: 1115 NW 1 AVE

Owner: SMITH, THOMAS A

This case was first heard on 6/27/24 to comply by 7/7/24, 7/25/24, and 9/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$50,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Cary Tullos, Code Compliance Officer, recommended imposition of the fine.

Omar Persad Esq., the owner's attorney, said the work had been completed. He said they were not notified there had been a change in inspector to call for inspections.

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

Case: CE23110153

Address: 2900 W BROWARD BLVD

Owner: MELROSE VIEW LLC

This case was first heard on 8/13/24 to comply by 8/28/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,100 and the City was requesting the full fine be imposed.

Rachel Moore, Code Compliance Officer, recommended imposition of the fine.

Julianna Hernandez said they had wanted to leave the container on the property longer than 14 days. She said they were always clearing the property of items left by others. Dorian Koloian, Code Compliance Supervisor said she had spoken to Ms. Hernandez and told her the container must be removed. Officer Moore said Ms. Hernandez was in constant contact and suggested reducing fines to administrative costs of \$948.

Ms. Flynn imposed administrative costs of \$948.

Case: CE24080492

Address: 1531 SW 21 ST

Owner: LIN, WENGHUI

Service was via posting at the property on 10/23/24 and at 1 East Broward Blvd. on 11/27/24.

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

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

VIOLATIONS: 9-304 (b) COMPLIED
THERE ARE TWO VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION REFER TO CASE CE22110047. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-1. COMPLIED
THERE IS UNDER ROOF STORAGE CONSISTING OF MISCELLANEOUS ITEMS NOT AUTHORIZED TO BE STORED UNDER ROOF AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT

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PROPERTIES. THIS IS A RECURRING VIOLATION REFER TO CASE CE22110047. 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 RD-15 - ZONED PROPERTY, CONSISTING OF PLASTIC BINS, BUCKETS, AND MISC ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE CE22110047. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE SWALE/PROPERTY. THERE IS A BLACK CADILLAC AND A WHITE BMW SUV PARKED AT THE PROPERTY WITH NO LICENSE PLATES. THIS IS A RECURRING VIOLATION REFER TO CASE CE22110047. 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: 47-21.16.A. COMPLIED
THERE IS A TREE STUMP IN THE FRONT OF THIS RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY ZONED PROPERTY.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY INCLUDING THE SWALE AREA IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE.

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 9-305(b) within 49 days or a fine of \$100 per day, and a finding of fact that violations 9-304(b), 18-1., 47-34.1.A.1. and 18-4(c) and had existed as cited.

Wenghui Lin agreed to comply the landscaping. He said the City had damaged the swale area and not repaired it. He stated Public Work had created a case for him and a public adjuster would contact him. Officer Saimbert said 49 days would be enough time to determine who was responsible.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 49 days or a fine of \$100 per day and found in favor of the City that violations 9-304(b), 18-1., 47-34.1.A.1. and 18-4(c) and had existed as cited.

Case: CE24030645 ORDERED TO REAPPEAR

Address: 1221 AVOCADO ISLE
Owner: REIDY, DAVID STEPHEN

This case was first heard on 5/30/24 to comply by 8/29/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$550.

Manuel Garcia, Senior Code Compliance Officer, opposed any extension.

David Stephen Reidy presented a motion to vacate to Ms. Flynn and she stated she could not vacate something that was not in compliance. Mr. Reidy said there was a permit application for demolition in process and described his progress toward obtaining the permit. Officer Garcia recommended a 77-day extension and ordering the respondent to attend the 2/27/25 hearing.

Ms. Flynn granted a 77-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/27/24 hearing.

Case: CE24050662
Address: 904 PONCE DE LEON DR
Owner: HURT, COLLEEN

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Service was via posting at the property on 11/14/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 25-100 COMPLIED
THERE ARE LARGE BOULDER ROCKS ON THE SWALE AREA THAT ARE NOT PERMITTED.

VIOLATIONS: 47-20.13.E.3
THE SOD IS PROJECTED ABOVE THE PAVED SURFACE OF THE ROADWAY AND SIDEWALK SO AS TO INHIBIT DRAINAGE INTO THE DEPRESSED SWALE.

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

Nancy Messing, neighbor, said there was a berm on the swale that directed water onto her property instead of to the storm drain.

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

Ms. Flynn took a brief recess.

Case: CE24100228

Address: 1230 NE 2 AVE

Owner: GEFFRARD, NICKSON H/E; GEFFRARD, ALANS ET AL

Service was via posting at the property on 11/7/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE IN THIS RD-15 ZONED PROPERTY OCCURRING AT THIS PROPERTY. EXTERIOR STORAGE TO INCLUDE BUT NOT LIMITED TO BUCKETS, COOLERS, METAL, EQUIPMENT AND MISCELLANEOUS ITEMS STORED ON DRIVEWAY AREA.

VIOLATIONS: 18-12 A
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE WEEDS GROWING IN THE GRAVEL AREA.

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

Officer Tullos presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation.

Case: CE24100556

Address: 50 SW 31 AVE

Owner: GLAD REALTY CORP

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS AN OVERFLOWED DUMPSTER EMITTING AN OFFENSIVE ODOR 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 REPEAT VIOLATION PER CASE NUMBER CE 24100556, AND WILL BEGIN ACCRUING FINES FROM THE FIRST DAY THE VIOLATION WAS OBSERVED UNTIL COMPLIANCE IS MET.

Officer Moore reported the property was now in compliance and requested imposition of a \$100 per day fine for each of the five days the property was out of compliance, a total of \$500.

Ms. Flynn found in favor of the City and imposed a \$100 per day fine for each of the five days the property was out of compliance, a total of \$500.

Case: CE24090223

Address: 3317 NE 37 ST

Owner: SESA LLC

Service was via posting at the property on 11/5/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 47-20.13.A. COMPLIED

THERE ARE METAL PYRAMIDS PLACED IN THE SWALE OF THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 47-20.13.G.1.

THERE IS ARTIFICIAL GRASS EXTENDING FROM THE LAWN INTO THE SWALE OF THIS RS-8 ZONED PROPERTY.

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

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

Case: CE24100206

Address: 4306 N FEDERAL HWY

Owner: HAZ REAL ESTATE INVESTMENT LLC

Service was via posting at the property on 11/5/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 47-22.9.

SIGN(S) FOR THE FUTON COMPANY HAVE BEEN PLACED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 15-28 COMPLIED

THE BUSINESS AT THIS LOCATION (THE FUTON COMPANY) IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

Officer Gavin reported the property was in compliance and requested a finding of fact that violation 47-22.9. 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 violation 47-22.9. had existed as cited and ordered that a repeat violation would incur a \$100 per day fine.

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Case: CE24070124

Address: 1405 SW 9 ST 1-2

Owner: HILL, LARRY O & LAURA A

Service was via posting at the property on 10/29/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-304(b) WITHDRAWN

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR AT THIS MULTI-FAMILY PROPERTY.

VIOLATIONS: 9-306

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

VIOLATIONS: 47-18.45.E 2. a.

THERE ARE GRAVEL DRIVEWAYS ON THIS ZONED RD-15 RESIDENTIAL DUPLEX PROPERTY.

Officer Eason presented the case file into evidence and recommended ordering compliance within 77 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 77 days or a fine of \$50 per day, per violation.

Case: CE24090437

Address: 217 SW 15 ST

Owner: ROASO LLC

Service was via posting at the property on 10/31/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-304(b)

THERE ARE WEEDS GROWING THROUGH THE GRAVEL SWALE AREA.

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

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

Case: CE24050254

Address: 1243 NW 14 CT

Owner: COMMUNITY 8 PROPERTIES LLC

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

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE20110389. THIS CASE WILL GO BEFORE A SPECIAL MAGISTRATE WHETHER IT COMES TO COMPLIANCE OR NOT PRIOR TO THE

SPECIAL MAGISTRATE.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS WORN THROUGH THE GRASS AND WEEDS GROWING THROUGH IT. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE20110389. THIS CASE WILL GO BEFORE A SPECIAL MAGISTRATE WHETHER IT COMES TO COMPLIANCE OR NOT PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-280(h) (1) COMPLIED
THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BROKEN, DISCONNECTED PARTS AND PARTS THAT ARE BENT AS WELL.

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

Officer Exantus 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.

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

Case: CE24050492

Address: 1830 NW 26 TER
Owner: LIGHTBOURNE, KHAREF G

Service was via posting at the property on 11/4/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS A PILE OF DIRT SITTING IN FRONT OF THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

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

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

Officer Proto presented the case file into evidence and recommended ordering compliance within 77 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 77 days or a fine of \$50 per day, per violation.

Case: CE24040286

Address: 2316 NW 15 ST
Owner: THOMAS, BEN A EST

Service was via posting at the property on 11/4/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE AWNINGS ON THE HOUSE HAVE CHIPPING AND PEELING PAINT.

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

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE PROPERTY. BLACK FORD PLATE NUMBER EBCI81 WITH FLAT TIRES AND A BLACK BMW WITH FLAT TIRES.

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

VIOLATIONS: 9-304 (b)
THE PAVED DRIVEWAY IS IN DISREPAIR. IT HAS CRACKS AND POTHOLES AND NEEDS TO RESURFACED.

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

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

Case: CE24070820

Address: 1229 NE 3 AVE

Owner: CHAMPION, MARKUS J

Service was via posting at the property on 11/21/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY WAS OBSERVED IN DISREPAIR. THE DRIVEWAY AT THIS PROPERTY WAS OBSERVED TO NOT BE SURFACED WITH A HARD, DUSTLESS MATERIAL OR MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. AREAS OF THE DRIVEWAY ARE MISSING GRAVEL, ARE OVERGROWN WITH WEEDS AND COVERED IN DIRT.
THERE ARE VEHICLES BEING STORED IN AN UNAPPROVED SURFACE. THERE ARE VEHICLES AND TRAILERS BEING KEPT ON THE GRASS AREA OF THE 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.

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

VIOLATIONS: 9-280 (C)
THE PAVER WALKWAY ON THE PROPERTY IS IN DISREPAIR. THE PAVER WALKWAY WAS OBSERVED UNEVEN, OVERGROWN WITH WEEDS AND IN AN UNSAFE CONDITION. THE EXTERIOR STAIRS HAVE MISSING AND PEELING PAINT.

VIOLATIONS: 9-280 (b) COMPLIED

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THE EXTERIOR FRONT DOOR ON THE PROPERTY IS NOT BEING MAINTAINED. THE FRONT DOOR WAS OBSERVED STAINED AND IN NEED OF PAINT.

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO PLASTIC BINS, INTERIOR FURNITURE AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT TRAILER BEING STORED ON THE PROPERTY. THE TRAILER WAS DETERMINED TO BE IN DERELICT CONDITIONS AS IT IS BEING UTILIZED FOR STORAGE PURPOSES.

Officer Garcia presented the case file into evidence and recommended ordering compliance with 18-12.(A), 47-34.1.a.1. and 18-4(c) within 10 days and with the remaining violations within 49 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(A), 47-34.1.a.1. and 18-4(c) within 10 days and with the remaining violations within 49 days or a fine of \$50 per day, per violation.

Case: CE24100257

Address: 2525 TORTUGAS LN

Owner: GARCIA GUIRIGAY, WENDDY KATHERINE; FUENMASYOR MARTINEZ, FELIPE

Service was via posting at the property on 11/21/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VESSEL DOCKED AT THIS PROPERTY. THE VESSEL WAS DISCOVERED TO BE IN DERELICT CONDITIONS AS PER THE DEFINITION UNDER SECTION 18-3 OF THE CITY OF FORT LAUDERDALE CODE OF ORDINANCES DUE TO NOT DISPLAYING A CURRENT REGISTRATION AND THE VESSEL WAS FOUND CAPSIZED AND SUNKEN.

VIOLATIONS: 47-39.A.7.A COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-6.85A ZONED PROPERTY. THERE IS ILLEGAL DOCK RENTAL ACTIVITIES TAKING PLACE AT THIS RESIDENTIAL PROPERTY WHICH IS NOT PERMITTED AS PER THE ULDR PERMITTED USES.

VIOLATIONS: 18-1.
THERE IS A SUNKEN VESSEL THAT HAS SPILLED FUEL OR OTHER CHEMICALS IN THE WATERWAY DOCKED AT THIS RESIDENTIAL PROPERTY, CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATEN OR ENDANGER THE PUBLIC HEALTH, SAFETY OR WELFARE AND MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. DUE TO THE IRREPARABLE AND IRREVERSIBLE CONDITIONS OF THIS VIOLATION, THIS CASE WILL BE PRESENTED BEFORE A MAGISTRATE FOR AN IMPOSITION OF FINES TO THE SUM OF UP TO \$15,000.

VIOLATIONS: 9-363

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

Officer Garcia presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days or a fine of \$250 per day, and to impose a \$15,000 fine for 18-1.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 15 days or a fine of \$250 per day, and imposed a \$15,000 fine for 18-1.

Case: CE24090310

Address: 651 SW 26 AVE

Owner: INDUS LLC

Service was via posting at the property on 10/30/24 and at 1 East Broward Blvd. on 11/27/24.

Ramon Olivera, 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 CE22090076. 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 DRIVEWAY ENTRANCE IN THE SWALE AREA IS NOT MAINTAINED PROPERLY. THE APRON GRAVEL IS WORN. THERE IS A TRAILER PARKED ON THE GRASS. THIS IS A RECURRING VIOLATION REFER TO CASE CE22090076. 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/OUTDOOR STORAGE OCCURRING AT THIS AT THIS RS-8 ZONED PROPERTY. THERE IS A ROOFING TAR TRAILER BEING STORED ON THE PROPERTY.

Officer Olivera 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.

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

Case: CE24090572

Address: 2664 SW 6 CT

Owner: BAF 2 LLC

Service was via posting at the property on 10/23/24 and at 1 East Broward Blvd. on 11/27/24.

Ramon Olivera, 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 CE23060826. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

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Case: CE24100004

Address: 2300 W BROWARD BLVD

Owner: RACETRAC PETROLEUM; %SILVER OAK ADVISORS

Service was via posting at the property on 10/30/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-1 COMMERCIAL ZONE PROPERTY. THERE ARE CONES, PAVERS, MOT SIGNS AND OTHER MISCELLANEOUS ITEMS ON THE EAST SIDE PROPERTY ALONG SW 22 AVENUE.

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

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

Case: CE24100023

Address: 1012 SW 22 ST

Owner: TRILLOS, JONATHAN

Service was via posting at the property on 10/23/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE BEING STORED AT THIS RS-8 ZONED RESIDENTIAL PROPERTY. THIS VEHICLE IS FOUND TO BE IN DERELICT CONDITIONS DUE TO OVERALL STATE OF NEGLECT, MISSING ENGINE/TRANSMISSION AND DISUSE. THIS INOPERABLE VEHICLE IS BEING USED FOR STORAGE. THIS IS A RECURRING VIOLATION, SEE CASE CE24070140. 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. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONE PROPERTY. THERE IS AN ENGINE/TRANSMISSION NOT SCREENED FROM VIEW.

Officer Saimbert presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 18-4(C) had existed as cited.

Ms. Flynn found in favor of the City that violation 18-4(C) had existed as cited.

Case: CE24090132

Address: 837 SW 28 ST

Owner: VIVAS, ANDRES; DELILLO, MATTHEW

Service was via posting at the property on 10/30/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE AND/OR COMMERCIAL TRUCK ON THE PROPERTY/SWALE. A 2004 GRAY TOYOTA CAMRY WITHOUT A TAG. VIN NUMBER 4T1BE32K84U831234.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 47-34.4.A.1. COMPLIED

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THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY. 2006 ISUZU NPR VIN NUMBER 4KLC4B1U26J805001 TAG - AZ79ER FL.

VIOLATIONS: 9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED. THE CONCRETE DRIVEWAY IS STAINED.

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 9-304(B) within 15 days and with 9-305(b) within 49 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(B) within 15 days and with 9-305(b) within 49 days or a fine of \$50 per day, per violation.

Case: CE24090509

Address: 1100 W STATE ROAD 84

Owner: 1100 HOTELS LLC

Service was via posting at the property on 10/30/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 9-280(h) (1)

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

VIOLATIONS: 18-12.(a) COMPLIED

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

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

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

Case: CE24090553

Address: 1413 SW 19 ST

Owner: DONALDSON, STEWART G

Service was via posting at the property on 11/7/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS ON THE EAST SIDE THAT HAVE STAINS.

VIOLATIONS: 6-34

THERE ARE KENNEL(S) ON PREMISES NOT BEING MAINTAINED IN COMPLIANCE WITH APPLICABLE ZONING AND LICENSING PROVISIONS PER THE CITY CODE. THIS IS A RECURRING VIOLATION REFER TO CASE CE23010207. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-4.(c) COMPLIED

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONE PROPERTY. THERE IS A DRESSER, DOG CAGE, TRASH BAGS AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE CE23010207. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION

COMPLIES PRIOR TO THE HEARING DATE.

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

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 6-34 within 15 days, and with 9-306 and 9-305(b) within 49 days or a fine of \$100 per day, per violation. He also requested a finding of fact that violation 47-34.1.A.1. had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance with 6-34 within 15 days, and with 9-306 and 9-305(b) within 49 days or a fine of \$100 per day, per violation. She also found in favor of the City that violation 47-34.1.A.1. had existed as cited

Case: CE23090402
Address: 2601 SW 13 AVE
Owner: ALF HEROES LLC

Service was via posting at the property on 11/8/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE PARKING AREA IS NOT BEING MAINTAINED. THE ASPHALT DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE HOLES, CRACKS AND UNEVEN SURFACES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23030852 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COME INTO COMPLIANCE.

VIOLATIONS: 9-280(h) (1)
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE IS LEANING AND THE GATE IS BROKEN. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23030852. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE.

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

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23030852. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COME INTO COMPLIANCE.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE SWALE (OR) ON THE PROPERTY. A 4 DOOR BLACK FORD EXPEDITION ON THE PROPERTY WITHOUT A TAG. A 2 DOOR BLACK FORD F-150 ON THE PROPERTY WITHOUT A TAG AND A 2003 BLACK FORD F-150 VIN NUMBER 1FTRX17253NA22051, TAG HZWI28 - EXPIRED 11/23. A BLACK FORD EXPEDITION TAG ELWI19 BELONG TO A 1995 HONDA PRELUDE. VIN NUMBER JHMBB1170SC000181 - EXPIRED TAG 05/24.

VIOLATIONS: 47-20.13.G.1.
THE SWALE AREA HAS BEEN ALTERED BY ADDING ARTIFICIAL TURF WITHOUT OBTAINING RIGHT OF WAY IMPROVEMENT PERMIT.

VIOLATIONS: 47-34.1.A.1. COMPLIED

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THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-2 ZONE PROPERTY. THERE ARE WOOD PALLETS ON THE NORTH SIDE OF THE PROPERTY.

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

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

Case: CE24080820

Address: 2461 SW 15 CT

Owner: BAID CAPITAL INC

Service was via posting at the property on 10/23/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 9-304(b)

THERE IS A VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR. THERE IS MISSING ASPHALT. THIS IS A RECURRING VIOLATION. REFER TO CASE NUMBER CE22020964. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. A TIRE IS BEING STORED ON THE 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 INCLUDING THE SWALE AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21050934. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-1. COMPLIED

THERE ARE MULTIPLE BOXES, A VANITY, A COOLER AND A JACK 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.

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

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

Case: CE24090372

Address: 1000 SW 19 ST

Owner: NAJI, IAD

Service was via posting at the property on 10/30/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 9-305(a) COMPLIED

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

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VIOLATION FROM CASE CE24070004, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH ON THE FRONT/REAR YARDS AND ITS SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE24070004, 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 CE24070004 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

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

Case: CE24100690

Address: 1455 SW 18 TER

Owner: BITTNER, WARREN; WOOLERY, TARA

Service was via posting at the property on 11/16/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 15-281(a)
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

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

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

Case: CE24100692

Address: 400 SW 15 ST

Owner: ESKSTUT, ANDREW

Service was via posting at the property on 11/16/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 15-281(a)
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

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

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

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Case: CE24100696

Address: 404 SW 15 ST
Owner: MALMUD, ROBERT

Service was via posting at the property on 11/14/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 15-281(a)

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

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

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

Case: CE24100673

Address: 3251 SW 23 CT
Owner: LEHMAN, KYLE BRANDON

Service was via posting at the property on 11/6/24 and at 1 East Broward Blvd. on 11/27/24.

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

VIOLATIONS: 15-281(a)

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

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

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

Case: CE22020010

TO VACATE OIF 3/24/2022

Address: 524 NE 17 WAY
Owner: GODBOLE, JAY & KATHRYN

This was a request to vacate the Order Imposing the Fine dated 3/24/22.

Ms. Flynn vacated the Order Imposing the Fine dated 3/24/22.

Case: CE24070317

Address: 1417 NE 3 AVE
Owner: VNB PROPERTIES LLC

This case was first heard on 8/29/24 to comply by 9/13/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$53,000 and the City was requesting the full fine be imposed.

Patt Gavin, Code Compliance Officer, recommended reducing fines to administrative costs of \$856.

Ms. Flynn imposed administrative costs of \$856.

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Case: CE23100071

Address: 3281 NW 64 ST
Owner: BARKER, ERICA A

This case was first heard on 3/12/24 to comply by 6/11/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,550 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$2,550 fine.

Case: CE24070495

Address: 615 SE 7 ST
Owner: RIO VISTA 112 LLC

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

Ms. Flynn imposed the \$11,100 fine.

Case: CE24060384

Address: 1515 E LAKE DR
Owner: TRENT, ROBERT & DANA; TRENT REV LIV 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 in compliance, fines had accrued to \$3,200 and the City was requesting \$442 be imposed.

Ms. Flynn imposed administrative costs of \$442.

Case: CE24050691

Address: 1717 NW 7 TER
Owner: JENKINS, MARY D EST

This case was first heard on 8/29/24 to comply by 9/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Cary Tullos, Code Compliance Officer, recommended imposition of the fine.

Ms. Flynn imposed the \$7,700 fine, which would continue to accrue until the property was in compliance.

Case: CE24050274

Address: 300 SW 4 CT
Owner: MAIC OF QUEENS INC

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, fines had accrued to \$9,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$9,800 fine, which would continue to accrue until the property was in compliance.

Case: CE24060528

Address: 128 SW 24 AVE

Owner: ISAAC, HEATHER M & TORY A

This case was first heard on 9/10/24 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 \$3,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,250 fine, which would continue to accrue until the property was in compliance.

Case: CE24010584

Address: 2064 NW 15 AVE 1-2

Owner: DIEURESTIL, JEAN BERRY; DIEURESTIL METAYER, MASELINE

This case was first heard on 8/29/24 to comply by 9/8/24 and 10/24/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$9,650 fine, which would continue to accrue until the property was in compliance.

Case: CE24060180

Address: 1324 MANGO ISLE

Owner: TYRRELL, JANIS A

This case was first heard on 8/29/24 to comply by 9/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$51,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$15,400 fine, which would continue to accrue until the property was in compliance.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 64 and 65 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:

CE24050102

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:

CE24070821

CE24070821

CE24040307

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 1:19 P.M.


Special Magistrate

ATTEST:

CLERK, SPECIAL MAGISTRATE