



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
JANUARY 14, 2025
ANNETTE CANNON PRESIDING
9:00 A.M.**

Staff Present:

Loen Garrick, Administrative Assistant
Nadine Blue, Administrative Supervisor
Crystal Green-Griffith, Administrative Assistant
Katrina Johnson, Code Compliance Manager
Treavis Johnson, Administrative Assistant
Tamara Lakes, Administrative Assistant
Jehenna Williamson, Administrative Assistant
Todd Hiteshew, Environmental Compliance Manager
Ella Parker, Urban Design and Planning
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
Shayqwan Kendrick, Code Compliance Officer
Robert Kisarewich, Fire safety Captain
Dorian Koloian, Code Compliance Supervisor
Robert Krock, Code Compliance Officer
Antoine Loar, Code Compliance Supervisor
Rachel Moore, Code Compliance Officer
Karen Proto, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Gail Williams, Senior Code Compliance Officer
Jessica Martinez, Code Compliance Officer
Todd Hiteshew, Environmental Compliance Manager
Karl Peterson, Fire Safety Captain

Respondents and witnesses

CE24070773: Stephanie Toothaker Esq.;	CE23090263: Vodregue Mergilles
Estefania Mayorga	CE24090092: Paul McKenna Esq.
CE24040555: Andrew Schein Esq.	CE24100502: Glorind Lisha
CE24100164: Eliana Medaglia	CE24040246: Maurice Walker
CE24080433: Luis Jorge Cortes-Ruiz	CE24100225: Ivette Tembras
CE24030341: Andrew Maksymiv Ivanovich	CE24040243: John Dinkins
CE23090695: Erin Myers	CE24060676: Michal Fairall
CE24110038: Jacob Nunez Esq.; John Daniels	CE24100664: Juan Carlos Perez
CE24040565: Karen Chess; Adam Chess Esq.	CE24050766: Glenn Darack
CE24030965: Rosene Fye Parris; Traves Knowles	CE24100656: Cynthia Barnaby
CE24100469: Darmindra Persaud	CE24110486: Kent Williams
CE24010692: Gary Jones	CE24100012: Jennifer Boutin
CE23120704: Carlos Velasquez	CE24100205: Shawn Becker
CE24110208: Nakia Ingraham	CE24100536: Goran Dragoslavic
CE24070187: Angel Vargas Jr.	CE24090226: Ryan Downs
CE24100688: Rebecca Marie Desormeaux	CE24090439: Bibi Alli
	CE24090470: Patrick Ryan

Special Magistrate Hearing

January 14, 2025

Page 2

CE24070123: Grogory Calliste
CE24100283: Sydney Reid Moore Esq.
CE24100462: Stephanie Toothaker Esq.
CE24080576: Heather Edwards
CE24070261: Ian B. Cato
CE24090407: Mary Roddy

CE24100489: Veronique LeClerc
CE23110530: David Loucks
CE24050208: Marina Thixton
CE24040029: Tara Udelson; Hector Heguaburo
CE240902808: James Abbott

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: 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.

Andrew Schein Esq., the owner's attorney, said if they removed the screening, they would be in violation of the site plan approval. The had submitted to Urban Planning and Design for approval, but the City did not like this design and they were creating a new one that must be reviewed and approved. He requested 55 days.

Ella Parker, Urban Design and Planning, explained what the applicant needed to do and did not object to the request for additional time.

Ms. Cannon granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/11/25 hearing.

Case: CE24090470

Address: 3616 SW 21 CT

Owner: PALMER, RYAN PATRICK

Service was via posting at the property on 12/9/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-306

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

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WHITE FENCE IS STAINED AND HAS BROKEN SLATS.

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

Ryan Palmer explained that he worked a lot and was making the repairs himself. He requested 90 days.

Ms. Cannon found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day.

Special Magistrate Hearing

January 14, 2025

Page 3

Case: CE24100225

Address: 2311 SW 35 AVE

Owner: TEMBRAS, TANIA THOMAS

Service was via posting at the property on 12/4/24 and at 1 East Broward Blvd. on 12/31/24.

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.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A BLUE NISSAN VERSA LICENSE PLATE INO 2JD TAGS EXPIRED IN JUNE 2022.

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: 18-1. COMPLIED

THERE IS STORAGE INSIDE THE CARPORT OF ITEMS INCLUDING BUT NOT LIMITED TO BOXES TOTES AND CRATES 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.

VIOLATIONS: 9-304(b) COMPLIED

THE GRAVEL DRIVEWAY AND THE CONCRETE DRIVEWAY ARE IN DISREPAIR. THERE ARE WEEDS GROWING THROUGH BOTH AND GRAVEL IS SPILLING ONTO THE CONCRETE.

VIOLATIONS: 9-280(h)(1)

THE GARDEN WALL SURROUNDING THE FRONT YARD AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 9-308(b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS A TARP ON THE ROOF.

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.

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

Ivette Tembras said this was her mother's property and she had been hospitalized for months. Ms. Tembras was trying to sell the house and requested 90 days.

Ms. Cannon found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day, per violation.

Special Magistrate Hearing

January 14, 2025

Page 4

Case: CE24100502

Address: 2210 NE 36 ST

Owner: TWENTYTWO 36TH STREET LLC

Service was via posting at the property on 12/17/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-304(b) COMPLIED

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

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE SWALE ON BOTH SIDES OF THE DRIVEWAY OF THIS RMM-25 PROPERTY.

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

Glorind Lisha requested 28 days.

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

Case: CE24090092

Address: 2021 NW 28 TER

Owner: CLIALEA LLC

Service was via posting at the property on 12/10/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22070239 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND THERE IS GRAFFITI PAINTED ON THE SIDE OF THE HOUSE.

VIOLATIONS: 9-304(b)

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

VIOLATIONS: 9-280(h)(1)

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

Officer Proto presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Paul McKenna Esq., the owner's attorney, requested 60 days and said they were already

Special Magistrate Hearing

January 14, 2025

Page 5

cleaning up the property after removing squatters.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Case: CE24070773

Address: 300 NE 4 ST

Owner: DEPENDABLE EQUITIES LLC

Service was via posting at the property on 12/4/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 47-21.15.D.

THERE WERE SEVERAL TREES THAT WERE ABUSED BY REMOVING/CUTTING THEM WITHOUT FIRST OBTAINING THE REQUIRED PERMIT FROM THE LANDSCAPE DEPARTMENT. (2 SABEL PALMS, 5 LIVE OAKS, 2 OAKS, 1 WEEPING TREE). THIS CASE WILL BE BROUGHT TO A SPECIAL MAGISTRATE TO REQUEST THE IMPOSITION OF FINES UP TO \$15,000 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Caracas presented the case file into evidence and recommended ordering compliance by pulling and completing the permit within 28 days or a fine of \$100 per day and imposing a fine of \$150 for each of the ten trees that had been removed, a total of \$1,500.

Estefania Mayorga agreed to comply.

Ms. Cannon found in favor of the City and ordered compliance by pulling and completing the permit within 28 days or a fine of \$100 per day and imposed a fine of \$150 for each of the ten trees that had been removed, a total of \$1,500.

Case: CE24100462

Address: 1517 SE 16 ST

Owner: BUDRICK LLC

Service was via posting at the property on 12/5/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 18-1.

THERE IS ILLEGAL DISCHARGE OF OFFENSIVE FLUIDS (GREASE AND LEACHATE) AS PER CHAPTER 25-14 AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THIS WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES UP TO \$15,000.00. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATENS OR ENDANGER THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-1 ZONED COMMERCIAL PROPERTY. THERE IS A PORTABLE STORAGE CONTAINER (POD) OCCUPYING ONE OF THE PARKING SPACES. THERE IS A COMMERCIAL KITCHEN TRAILER BEING UTILIZED IN ONE OF THE PARKING SPACES AND THERE IS A STORAGE SHED IN THE PARKING AREA.

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT DOES NOT HAVE THE REQUIRED GATES AND LATCHES.

Officer Santos presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 84 days or a fine of \$200 per day, with 47-19.4.D.8. within 56 days or a fine of \$200 per day, and imposing a fine of \$15,000 for violation 18-1, which was irreversible and irreparable.

Special Magistrate Hearing

January 14, 2025

Page 6

Todd Hiteshew, Environmental Compliance Manager, testified to discovering the violations

Stephanie Toothaker Esq., the owner's attorney, said the dumping would not happen again. She stated they had applied for a permit for the dumpster and requested 84 days. She thought it would take a year to get the kitchen permitted. Ms. Hasan requested an order for the respondent to attend the 4/8/25 hearing.

Ms. Cannon found in favor of the City and ordered compliance with 47-34.1.A.1. and 47-19.4.D.8. within 84 days or a fine of \$200 per day, per violation and imposed a fine of \$15,000 for violation 18-1, which was irreversible and irreparable. She also ordered the respondent to attend the 4/8/25 hearing.

Case: CE24030965

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 in compliance, fines had accrued to \$2,700 and the City was requesting no fine be imposed.

Jessica Martinez, Code Compliance Officer, recommended no fine be imposed.

Ms. Cannon imposed no fine.

Case: CE24090407

Address: 1785 SW 37 WAY

Owner: RODDY, MARY

Service was via posting at the property on 12/4/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 18-1.

THERE IS CARPORT STORAGE OF INCLUDING BUT NOT LIMITED TO PET CARRIERS, BOXES AND FURNITURE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-305(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 COMPLIED

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. THE BRICKS IN THE FRONT OF THE HOUSE ARE STAINED

VIOLATIONS: 9-304(b)

THE DRIVEWAY IS STAINED.

Special Magistrate Hearing

January 14, 2025

Page 7

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

Officer Flesher presented the case file into evidence and recommended ordering compliance with 18-1. Within 15 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Mary Roddy said she was working on it and agreed to comply.

Ms. Cannon found in favor of the City and ordered compliance with 18-1. Within 15 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Case: CE24100012

Address: 3101 SW 20 CT

Owner: BOUTIN, JENNIFER; BOUTIN-BROWN, PATRICIA

Service was via posting at the property on 12/16/24 and at 1 East Broward Blvd. on 12/31/24.

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

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR AND HAS CRACKS IN IT.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A BLACK NISSAN SENTRA WITH NO TAGS

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 AROUND THE GARDEN IS STAINED.

VIOLATIONS: 9-313.(a)
PROPERTY ADDRESS NUMBERS ARE THE SAME COLOR AS THE BACKGROUND WALL.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 9-313.(a) within 15 days, with 9-305(b) and 9-306 within 28 days, with 9-304(b) within 56 days and with 9-308(b) within 119 days or a fine of \$50 per day, per violation.

Jennifer Boutin stated the car had been moved and she had an insurance claim regarding the roof. Amy Brown, Code Compliance Supervisor, said Officer Flecher would meet Ms. Boutin at the property to explain how to comply.

Special Magistrate Hearing

January 14, 2025

Page 8

Ms. Cannon found in favor of the City and ordered compliance with 9-313.(a) within 15 days, with 9-305(b) and 9-306 within 28 days, with 9-304(b) within 56 days and with 9-308(b) within 119 days or a fine of \$50 per day, per violation.

Case: CE24080433

Address: 500 NE 3 AVE

Owner: 501 NE HOLDINGS LP

Service was via posting at the property on 12/4/24 and at 1 East Broward Blvd. on 12/31/24.

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

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)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO THE ALLEYWAY AREA, FRONT AND SIDE OF THE PROPERTY AND THE SWALE AREAS.

VIOLATIONS: 9-305(a)

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

VIOLATIONS: 47-20.20.(H)

THE PARKING FACILITY IS NOT BEING MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY REQUIRES TO BE RESURFACED AND RESTRIPEDED AS WELL AS HAVE MISSING CAR STOPS REPLACED.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED THE EXTERIOR AWNINGS THAT ARE TORN AND/OR MISSING.

Officer Caracas presented the case file into evidence and recommended ordering compliance with 9-306, 9-305(b), and 9-280(b) within 28 days, with 18-12.(a) and 305(a) within 15 days and with 47-20.20.(H) within 56 days or a fine of \$100 per day, per violation.

Luis Jorge Cortes-Ruiz requested 90 days. Amy Brown, Code Compliance Supervisor recommended 15 days for 18-12.(a) and 9-305(a) and more time for the remaining violations.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) and 9-305(a) within 15 days and with the remaining violations within 84 days or a fine of \$100 per day, per violation.

Special Magistrate Hearing

January 14, 2025

Page 9

Case: CE24100536

Address: 3220 SW 20 ST

Owner: COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 12/16/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-304(b) COMPLIED

THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS IN IT AND AREAS WHERE THE ASPHALT HAS WORN AWAY TO EXPOSE THE GRAVEL UNDERNEATH. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24090260. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

VIOLATIONS: 47-21.16.A. COMPLIED

THERE IS A TREE STUMP ON THIS RS-6.85B ZONED PROPERTY.

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

Goran Dragoslavic agreed.

Ms. Cannon issued a finding of fact that violation 9-304(b) had existed as cited.

Case: CE24100656

Address: 2655 FLAMINGO LN

Owner: BARNABY, CYNTHIA V

Personal service was accepted on 12/11/24. Service was also via posting at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-304(b) COMPLIED

THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23060795. 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 CE23060795. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES

Special Magistrate Hearing

January 14, 2025

Page 10

INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-6.85A ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO TARPS, BOXES, CABINETS, PALLETS AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23060795. 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: 18-4.(c) COMPLIED

THERE ARE DERELICT VEHICLES ON THE PROPERTY. A BLACK GMC WITH EXPIRED TAGS CANADIAN LICENSE PLATE CFBC 480, AND A MAROON DODGE WITH EXPIRED TAGS AND A FLAT TIRE FL LICENSE PLATE 23A STI. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE21031070. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY IN THE AMOUNT OF \$250 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.

Officer Flesher presented the case file into evidence and requested an immediate fine of \$250 for repeat violation 18-4.(c), recommended ordering compliance with 9-305(b) within 28 days or a fine of \$50 per day, and a finding of fact that 9-304(b) and 47-34.1.A.1. had existed as cited.

Cynthia Barnaby described her efforts to comply and requested the fine be waived for 18-4.(c) since the Canadian car was not hers and she had complied the Dodge.

Ms. Cannon found in favor of the City and ordered compliance with 9-305(b) within 28 days or a fine of \$50 per day, and issued a finding of fact that 9-304(b) and 47-34.1.A.1. had existed as cited. No fines were imposed for 18-4.(c).

Case: CE24080576

Address: 1612 NE 26 AVE

Owner: EDWARDS, COREY & HEATHER

Personal service was accepted on 12/2/24. Service was also via posting at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-308(b)

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

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

Heather Edwards said the roof repair was in process and requested 60 days.

Ms. Cannon found in favor of the City and ordered compliance within 84 days or a fine of \$50 per day.

Special Magistrate Hearing

January 14, 2025

Page 11

Case: CE23090695

ORDERED TO REAPPEAR

Address: 700 SW 4 PL

Owner: JORDAN, SCOTT ERIC; MYERS, ERIN MARY

This case was first heard on 3/28/24 to comply by 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$6,200.

Edward Eason, Code Compliance Officer, confirmed the property was not in compliance.

Erin Myers said they had the permit and were getting bids for the work. She requested additional time.

Ms. Cannon granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/13/25 hearing.

Case: CE24030341

Address: 535 NW 23 AVE

Owner: FLORIDA FAST HOME BUYER LLC

This case was first heard on 9/26/24 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 \$4,100 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, said one of the original six violations remained and recommended imposition of the fine.

Andrew Maksymiv Ivanovich said they had needed to evict the tenant to repair the roof and requested 90 days.

Ms. Cannon granted an 84-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/8/25 hearing.

Case: CE24100469

Address: 844 NW 10 TER 10

Owner: PERSAUD USA PROPERTY; HOLDINGS LLC

Service was via posting at the property on 12/4/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE SEVERAL DERELICT VEHICLES STORED THROUGHOUT THE PROPERTY IN THE PARKING AREAS. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23120593 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-18.4(E) COMPLIED

THERE IS AUTOMOTIVE REPAIRS BEING CONDUCTED OUTSIDE OF AN ENCLOSED BUILDING (OPEN AIR IN THE PARKING LOT). THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23010085 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

Special Magistrate Hearing

January 14, 2025

Page 12

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE IS POTHOLE AND CRACKS THROUGHOUT THE PARKING AREA, PARKING STRIPES ARE FADED/MISSING, CURBS PAINT IS DIRTY/STAINED, PARKING BOLLARDS ARE DIRTY/STAINED, WEEDS GROWING THROUGH CRACKS IN THE PAVEMENT, TIRES STOPS ARE NOT INSTALLED AND ARE SITTING IN A PILE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23010085 AND WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-306 COMPLIED

GRAFFITI HAS BEEN PAINTED ON THE EXTERIOR WEST WALL OF THIS OCCUPIED COMMERCIAL PROPERTY. THERE IS ALSO AREAS OF THE EXTERIOR WALLS THAT ARE DIRTY/STAINED AND ARE IN NEED OF PAINT AND/OR PRESSURE CLEANING. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23010085 AND WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23010085 AND WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-305(b) COMPLIED

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

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 47-20.20.(H) within 56 days or a fine of \$100 per day, and a finding of fact that 18-4.(c), 47-18.4(E), 9-306, and 18-12.(a) had existed as cited.

Darindra Persaud said the parking lot just needed striping.

Ms. Cannon found in favor of the City and ordered compliance with 47-20.20.(H) within 56 days or a fine of \$100 per day, and issued a finding of fact that 18-4.(c), 47-18.4(E), 9-306, and 18-12.(a) had existed as cited.

Case: CE24100205

Address: 3140 SW 17 ST

Owner: BECKER, SHAWN S

Personal service was accepted on 12/9/24. Service was also via posting at the property on 12/31/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH ON THIS PROPERTY AGAINST THE HOUSE AND ALONG THE FENCE LINE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21080268. 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: 9-306 COMPLIED

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.

Special Magistrate Hearing

January 14, 2025

Page 13

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A RED CAR LIFTED UP IN THE CARPORT.

VIOLATIONS: 18-1. COMPLIED

THERE IS UNDER THE CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO CAR PARTS, BUCKETS, MOTOR OIL 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 PESTS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-308(b) COMPLIED

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. A WHITE TARP ON THE FIRST FLOOR ROOF.

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

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE TO THE LEFT AND THE RIGHT OF THE HOUSE ARE MISSING SLATS.

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: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-6.85B ZONED PROPERTY. OUTDOOR STORAGE OF A LARGE BLACK METAL BAR.

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS WEEDS AND GRASS GROWING THROUGH IT AND MOST OF THE GRAVEL HAS WORN AWAY. THE CONCRETE DRIVEWAY HAS UNEVEN SURFACES AND THE APRON IN THE SWALE IS STAINED. THE PAVERS ARE IN DISREPAIR WITH MISSING PAVERS AND GRASS GROWING BETWEEN THEM.

Officer Fleisher presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation and a finding of fact that 18-12.(a) had existed as cited.

Shawn Becker said the driveway was dirt, not gravel. He said he was waiting for a permit for a paver driveway. Katrina Johnson, Code Manager, said the paver permit was in review.

Ms. Cannon found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation and issued a finding of fact that 18-12.(a) had existed as cited.

Case: CE23120704

Address: 859 NW 16 TER

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

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

Carlos Velasquez said the work should be completed by the end of the week.

Special Magistrate Hearing

January 14, 2025

Page 14

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

Case: CE24110038

Address: 733 MIDDLE RIVER DR

Owner: DEGRADI, ANTHONY & KRISTEN L

Service was via posting at the property on 12/5/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 18-1.

THERE IS A SPECIAL EVENT OCCURRING AT THIS RS 4.4 RESIDENTIAL SINGLE-FAMILY HOME PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THIS ACTIVITY THREATEN OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES WHICH INVOLVES HINDERING THE PUBLIC USE OF THE ROADWAY BY SETTING UP A VALET SERVICE AT THE PROPERTY, PROMOTING, DISPLAYING FEATHER FLAGS ON THE RIGHT OF WAY, OPERATING A SPECIAL EVENTS WITHOUT FIRST OBTAINING A CITY OF FORT LAUDERDALE EVENT PERMIT. THE PROPERTY IS UTILIZING VALET SERVICES TO AN OFF-SITE STREET PARKING DURING THE 2024 FORT LAUDERDALE BOAT SHOW. DUE TO THE NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT FOR AN IMPOSITION OF FINES TO THE SUM OF UP TO \$15,000.

Officer Gavin presented the case file into evidence and recommended imposing a \$15,000 fine for the irreversible, irreconcilable violation.

Jacob Nunez Esq., the owner's attorney, said the owners had been parking the cars in a vacant lot to avoid congestion in a residential neighborhood during a Boat Show open house. Officer Gavin explained that they could not park on a vacant lot, even with the lot owner's permission. Antoine Loar, Code Compliance Supervisor, said vehicles had been parked in the empty lot and also on the street, impeding traffic. He played videos depicting the situation. Officer Gavin noted that the event was also sponsored by a yacht company. Mr. Nunez said no sales were being conducted on the property. John Daniels, valet, said they did not think a permit was needed because they were not taking cars from the street but from the property driveway and they were taken to an offsite parking area. Cheick Dieng, realtor, said the yacht company was only involved to encourage their clients to visit the house. Mr. Nunez requested a reduction to administrative costs. Ms. Hasan disagreed, citing the impact on the neighborhood and recommended at least a \$5,000 fine.

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

Case: CE24090280

Address: 6581 NE 20 WAY

Owner: ABBOTT, JAMES W

Service was via posting at the property on 12/31/24 and at 1 East Broward Blvd. on 12/31/24.

Shayqwan Kendrick, 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.
THERE ARE DEAD PALM FROND ON THE PROPERTY.

Special Magistrate Hearing

January 14, 2025

Page 15

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304(b)

THE DRIVEWAY IS DISCOLORED AND IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE.

VIOLATIONS: 9-305(b)

THERE IS A TREE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE.

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

James Abbott said he was selling the property "as is" and the new owners would repair it. Katrina Johnson, Code Manager suggested 10 days to cut the grass and clean the yard to comply 18-12.(a).

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 84 days or a fine of \$50 per day, per violation.

Case: CE24070187

Address: 1216 SW 39 AVE

Owner: CROWN ONE LLC

Service was via posting at the property on 12/4/24 and at 1 East Broward Blvd. on 12/31/24.

Rachel Moore, 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, REFERENCE CASE NUMBER CE21110463 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

VIOLATIONS: 47-20.20.(H) COMPLIED

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/ MEDIUM HIGH-DENSITY PROPERTY. THE PARKING LOT IS STAINED WITH OIL AND DIRT. THE STRIPING HAS FADED AND THE TIRE BUMPERS ARE ALSO STAINED WITH DIRT/OIL.

VIOLATIONS: 9-306

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

VIOLATIONS: 47-19.4.D.8.

Special Magistrate Hearing

January 14, 2025

Page 16

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY PROPERTY HAS TRASH AND GARBAGE SCATTERED THROUGHOUT AS WELL AS BROKEN/MISSING SLATS.

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: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. SOFA CHAIRS, COOLERS AND BOARDS/TABLETOP IS BEING STORED OUTSIDE THE COMPLEX.

Officer Moore presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days or a fine of \$250 per day, with 18-12.(a), 47-34.1.A.1. and 47-19.4.D.8. within 10 days, and with 9-306 within 56 days or a fine of \$100 per day, per violation.

Angel Vargas Jr. said they were replacing the water meters and requested additional time for painting.

Ms. Cannon found in favor of the City and ordered compliance with 9-363 within 15 days or a fine of \$250 per day, with 18-12.(a) and 47-34.1.A.1. within 10 days, with 47-19.4.D.8. within 28 days and with 9-306 within 119 days or a fine of \$100 per day, per violation. She also ordered the respondent to attend the 5/13/25 hearing.

Case: CE24090226

Address: 3391 SW 22 ST

Owner: DOWNS, RYAN CHRISTOPHER

Service was via posting at the property on 12/9/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY HAS GRASS GROWING THROUGH IT.

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)

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. THE AREA TO THE LEFT OF THE DRIVEWAY IS MISSING GROUND COVER.

VIOLATIONS: 9-278(e) COMPLIED

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-6.85B ZONED PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO TIRES AND STONE SLABS.

Special Magistrate Hearing

January 14, 2025

Page 17

VIOLATIONS: 47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE AT THIS RS-6.85B ZONED PROPERTY. IT IS A GREEN 6 WHEELED TRUCK WITH THE MARKINGS "RYAN'S HEAVY EQUIPMENT SERVICES".

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A BLACK JEEP WITH NO LICENSE PLATE.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. and 47-34.4.B.1. within 15 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Ryan Downs described his efforts to comply and said the commercial vehicle must be stored here because he had to respond to an emergency vehicle repair call immediately. Katrina Johnson, Code Manager, said commercial vehicles were not permitted at a residential property overnight. Mr. Downs reiterated that this was an emergency response vehicle.

Ms. Cannon found in favor of the City and ordered compliance with 47-34.1.A.1. within 15 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Case: CE24010692

Address: 849 NW 19 AVE

Owner: JONES, GARY F; JONES, JURTHA EST

This case was first heard on 9/26/24 to comply by 10/24/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,750 and the City was requesting the full fine be imposed.

Guy Seiderman, Code Compliance Officer, recommended reducing fines to 10% of the original amount: \$275.

Gary Jones agreed to the fine reduction.

Ms. Cannon imposed a fine of \$275 for the time the property was out of compliance.

Case: CE24100664

Address: 2600 NE 26 TER

Owner: PEREZ, JUAN CARLOS

Service was via posting at the property on 12/9/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 24-27.(b)

THERE ARE WASTE CONTAINERS LEFT ALONGSIDE THE HOUSE AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

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

THE WOODEN FENCE ALONG NE 26 ST AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

Special Magistrate Hearing

January 14, 2025

Page 18

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE FOUR DERELICT VEHICLES ON THE PROPERTY. THEY ALL HAVE EXPIRED TAGS.

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THERE IS A LARGE PILE OF SAND AND PLASTIC SHEETING IN THE DRIVEWAY.

VIOLATIONS: 9-304(b)

THERE IS A BLACK PORSCHE MACAN PARKED ON THE LAWN (TWO TIRES).

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

Juan Carlos Perez said he had already complied the violations.

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

Case: CE24100164

Address: 427 W SUNRISE BLVD

Owner: CITYFLATS LLC

Personal service was accepted on 12/10/24. Service was also via posting at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION, SEE CASE CE21090523, 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.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE TRAILERS PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT MOPED PARKED/STORED ON THE PROPERTY.

VIOLATIONS: 9-305(b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THIS IS A REPEAT VIOLATION, SEE CASE CE21090523, 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.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS STORAGE OF TRUCK TRAILERS PARKED/STORED ON THE PARKING LOT AREA.

Officer Caracas 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 9-305(b) had existed as cited. Katrina Johnson, Code Manager, noted that 18-12.(a) and 9-305(b) were repeat

Special Magistrate Hearing

January 14, 2025

Page 19

violations and should have accrued fines. Officer Caracas requested a moment to calculate the fines. Ms. Cannon heard other cases in the meantime.

Upon returning to the case, Officer Caracas requested imposing a fine of \$100 per day for the three days 18-12.(a) had been out of compliance and \$100 per day for the 41 days 9-305(b) had been out of compliance because both were repeat violations, a total of \$4,400

Eliana Medaglia said once they received the notice, they had acted.

Ms. Cannon imposed a fine of \$100 per day for the three days 18-12.(a) had been out of compliance and \$100 per day for the 41 days 9-305(b) had been out of compliance, a total of \$4,400

Case: CE24060676

Address: 2549 FLAMINGO LN

Owner: COSTELLO, STEPHEN W & ELIANA R

Personal service was accepted on 12/11/24. Service was also via posting at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 18-1. COMPLIED

THERE IS A SUNKEN VESSEL AT THIS PROPERTY CAUSING A FUEL SPILL THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION PRESENTS A SERIOUS THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE AND WAS FOUND TO BE IRREPARABLE AND IRREVERSIBLE IN NATURE. DUE TO THE FINDINGS, THIS CASE WILL BE SCHEDULED FOR A MAGISTRATE HEARING FOR AN IMPOSITION OF FINES OF UP TO \$15,000.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VESSEL IDENTIFIED AS A 39 FT AVENGER THAT IS DOCKED AT THIS RS-6.85A ZONED PROPERTY. THE VESSEL WAS DETERMINED TO BE DERELICT AS PER THE DEFINITION UNDER SECTION 18-3 DUE TO THE VESSEL HAS SANK WHICH THREATENS AND ENDANGERS THE PUBLIC HEALTH, SAFETY AND WELFARE.

VIOLATIONS: 9-304(b) COMPLIED

THERE IS A BOAT ON A TRAILER PARKED ON THE FRONT LAWN.

VIOLATIONS: 9-306 COMPLIED

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.

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 Flesher presented the case file into evidence and said all violations were in compliance. He recommended imposing a fine of \$15,000 for 18-1 as it was irreparable and irreversible.

Michal Fairall said the boat belonged to a friend who had abandoned it here for Mr. Fairall to deal with. He requested leniency regarding the fine. Amy Brown, Code Compliance Supervisor, said the City had found the boat sunk on June 29 and confirmed by inspection that

Special Magistrate Hearing

January 14, 2025

Page 20

it was lifted on July 31. Mr. Fairall said the boat was actually sunk for only five to six days.

Ms. Cannon imposed a fine of \$2,500 for violation 18-1 as it was irreparable and irreversible.

Case: CE24070123

Address: 1455 SW 10 ST

Owner: CALLISTE, GREGORY & DEBORAH L

This case was first heard on 9/26/24 to comply by 10/6/24 and 10/24/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$14,100 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.

Grogory Calliste said he and his wife suffered from health issues and requested 90 days.

Ms. Cannon granted an 84-day extension, during which time no fines would accrue.

Case: CE24090439

Address: 3440 W BROWARD BLVD

Owner: ANISE STAR LLC

Service was via posting at the property on 12/31/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE IS GRAFFITI ON THE BACK WALL OF THIS PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23070549, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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 CASE NUMBER CE23070549, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

Bibi Alli said she had been away when the property was cited. She said people from the property to the rear and from the street were constantly putting trash on her property.

Ms. Cannon issued a finding of fact that the violations had existed as cited.

Case: CE23110530

Address: 5411 NE 16 AVE

Owner: LOUCKS, DAVID K

Service was via posting at the property on 12/30/24 and at 1 East Broward Blvd. on 12/31/24.

Special Magistrate Hearing

January 14, 2025

Page 21

Shayqwan Kendrick, 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: 9-308(b)

THE ROOF IS STAINED AND DIRTY AND NOT BEING MAINTAINED IN A WELL-KEPT MANNER.

VIOLATIONS: 9-313.(a) COMPLIED

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE HOUSE NUMBERS ARE NOT VISIBLE FROM THE RIGHT-OF-WAY.

VIOLATIONS: 9-304(b)

THE DRIVEWAY HAS CRACKS AND IS FADED IN COLOR AND NOT BEING MAINTAINED.

VIOLATIONS: 9-306

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

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

David Loucks described his efforts to comply and requested 90 days to paint and repair the driveway.

Ms. Cannon found in favor of the City and ordered compliance with 9-308(b) within 56 days and with the remaining violations within 84 days or a fine of \$50 per day, per violation.

Case: CE24040246

Address: 2300 NW 15 CT

Owner: ISLANDER'S HOMES INVESTMENT LLC

Service was via posting at the property on 12/10/24 and at 1 East Broward Blvd. on 12/31/24.

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 CE23010855 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO WOOD, PAINT CONTAINERS, A TIRE AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23010855 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE BUILDING STRUCTURE APPEARS TO BE DAMAGED AND HAS BEEN COVERED WITH PLYWOOD AND FOAM. THE BUILDING STRUCTURE NEEDS TO BE REPAIRED. THE FASCIA IN THE STRUCTURE HAS MISSING AND PEELING PAINT.

Special Magistrate Hearing

January 14, 2025

Page 22

Officer Proto presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, and a finding of fact that 9-305(b) and 47-34.1.A.1. had existed as cited.

Maurice Walker said he had been going through a rough time, personally and financially. He could not afford to do the work at this time.

Ms. Cannon found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day, issued a finding of fact that 9-305(b) and 47-34.1.A.1. had existed as cited and ordered the respondent to attend the 5/13/25 hearing.

Case: CE24110208

Address: 865 NW 16 AVE

Owner: INGRAHAM, NAKIA

Service was via posting at the property on 12/4/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-305(b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER TO INCLUDE THE SWALE. THIS IS A REPEAT VIOLATION FROM CASE CE23100377 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWTH GROWING THROUGH THE ROCKS, THROUGH THE CRACKS AND THROUGHOUT THE PROPERTY. THIS IS A REPEAT VIOLATION FROM CASE CE23100377, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. ONLY THE FRONT FASCIA BOARD HAS FADED PAINT MARKS AND THE RIGHT SIDE OF THE WALL HAS YELLOW STAINS. THIS IS A REPEAT VIOLATION FROM CASE CE23100377 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 9-363 COMPLIED

FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE. THIS CAN BE FOUND ONLINE AND ONLY TAKES A FEW MINUTES TO FILL OUT.

VIOLATIONS: 9-308(b) COMPLIED

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

VIOLATIONS: 9-304(b) COMPLIED

Special Magistrate Hearing

January 14, 2025

Page 23

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT.

Officer Seiderman presented the case file into evidence and said the property was now in compliance. He requested a fine of \$50 per day for the 16 days 9-305(b) was out of compliance; a fine of \$50 for the one day 18-12.(a) was out of compliance and a fine of \$50 per day for the 16 days 9-306 was out of compliance, a total fine of \$1,650. Nakia Ingraham agreed to the fines.

Ms. Cannon found in favor of the City and imposed a fine of \$50 per day for the 16 days 9-305(b) was out of compliance; a fine of \$50 for the one day 18-12.(a) was out of compliance and a fine of \$50 per day for the 16 days 9-306 was out of compliance, a total fine of \$1,650.

Case: CE24100489

Address: 3716 SW 14 ST

Owner: LECLERC, PAUL & VERONIQUE

Service was via posting at the property on 12/16/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-304(b)

THERE IS A BOAT ON A TRAILER, A RED JEEP, A BLACK DURANGO, AND A WHITE FORD E-150 PARKED IN THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL HAS WORN AWAY AND THERE IS GRASS AND WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF INCLUDING BUT NOT LIMITED TO LADDERS, TIRES, BUCKETS, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-278(e) COMPLIED

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A WHITE FORD E-150 WITH NO TAGS.

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

Veronique LeClerc said she worked 105 hours per week and her husband was disabled. She said they were seeking a loan to pay for the repairs. She thought it would take six months to comply. Katrina Johnson, Code Manager agreed to put Ms. LeClerc in touch with Housing and Community Development regarding possible help with the repairs.

Ms. Cannon found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day and ordered the respondent to attend the 5/13/25 hearing.

Special Magistrate Hearing

January 14, 2025

Page 24

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.

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

Adam Chess Esq., the owners' attorney and son, said the owners had not received proper notice of the violations or of this hearing. Ms. Hasan noted this was a Massey Hearing for imposition of fines. Mr. Chess alleged the City was violating the owners' constitutional rights, and accused the City of "arbitrary hearing standards," "due process violations," "harassment," "constitutional defects in your ordinance," "retaliatory takings and economic harms," and said he would be seeking attorney's costs and fees and requested the fines and fees be dismissed. Ms. Hasan recommended imposition of the fine.

Karen Chess said Officer Gavin had informed her the property was in compliance for one violation and then cited them for three new ones. [She discussed violations that were not part of this case.]

Ms. Cannon imposed the \$1,600 fine.

Case: CE24050208

Address: 5660 NE 17 TER

Owner: THIXTON, MARINA; THIXTON, BRANDON TAYLOR

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 12/31/24.

Gail Williams, Senior 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 TEDDY BEAR, CLOTHING, PLANTERS, BUCKETS, GARBAGE PILES AND A LARGE ACCUMULATION OF MISCELLANEOUS ITEMS.

VIOLATIONS: 24-27.(b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE LARGE PRODUCE BOXES AND CONTAINERS THROUGHOUT THE PROPERTY. THIS IS A RECURRING VIOLATION PER CASE CE22090771 AND WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE.

VIOLATIONS: 9-304(b)

THE DRIVEWAY HAS STAINS AND DISCOLORATION AND IS NOT BEING MAINTAINED.

Special Magistrate Hearing

January 14, 2025

Page 25

Officer Williams presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

Marina Thixton said she had several medical issues. She said someone was helping her make the repairs.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Case: CE24040243

Address: 2312 NW 15 CT

Owner: DINKINS, ANNIE L EST

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 \$20,050 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 imposition of the fine.

Ms. Cannon explained to John Dinkins which violations were still out of compliance and how fines had accrued. Mr. Dinkins described his efforts to comply and requested more than 100 days.

Ms. Cannon granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/13/25 hearing.

Case: CE23090263

Address: 1840 SW 37 WAY

Owner: MERGILLES, VODREGUE &; MERGILLES, AGATHE

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 \$3,600 and the City was requesting the full fine be imposed.

Matthew Flesher, Code Compliance Officer, recommended imposition of the fine. Katrina Johnson, Code Manager, recommended reducing fines to administrative costs of \$1,832.

Vodregue Mergilles, agreed to the fine reduction.

Ms. Cannon imposed administrative costs of \$1,832.

Case: CE24070261

Address: 1713 NW 7 CT

Owner: C & S DEVELOPERS & BUILDER &; MORE LLC

This case was first heard on 9/10/24 to comply by 11/12/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$350 and the City was requesting the full fine be imposed.

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

Ian B. Cato said the people who repaired the sewer had damaged the fence.

Special Magistrate Hearing

January 14, 2025

Page 26

Ms. Cannon imposed the \$350 fine.

Case: CE24100688

Address: 1315 NE 4 ST

Owner: LAKE REFURB LLC

Service was via posting at the property on 12/13/24 and at 1 East Broward Blvd. on 12/31/24.

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 recommended ordering compliance within 15 days or a fine of \$1,000 per day.

Rebecca Marie Desormeaux agreed to comply.

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

Case: CE24100283

CITATION APPEAL

Address: 1517 NE 17 TER

Owner: HAPPY SEAHORSE LLC

VIOLATIONS: 15-278.(1)(e) IMMEDIATE FINE OF \$250

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE IS A RED VEHICLE PARKED IN THE RIGHT OF WAY.

The property was cited on 10/12/24, to comply by 10/12/24 or a fine of \$250 per day. The property was in compliance, there was an immediate fine of \$250 and the City was requesting the full fine be imposed. Robert Krock, Code Compliance Officer, described the violation.

Sydney Reid Moore Esq., the owner's attorney, said language in City code pertaining to parking was ambiguous and discussed different sections. She requested the violation be dismissed. Ms. Hasan acknowledged there were stricter standards for vacation rentals' parking.

Ms. Cannon denied the appeal and imposed the \$250 fine.

Ms. Cannon took a brief recess.

Case: CE24080458

Address: 5901 NE 14 WAY

Owner: SOUTO, EVANDRO

Service was via posting at the property on 12/13/24 and at 1 East Broward Blvd. on 12/31/24.

Robert Krock, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 17-7.1.a COMPLIED

Special Magistrate Hearing

January 14, 2025

Page 27

THERE IS NOISE EMANATING FROM THIS RESIDENTIAL PROPERTY WHICH IS OUTSIDE OF THE PERMISSIBLE LIMITS. AMPLIFIED MUSIC IS PLAINLY AUDIBLE 50 FEET FROM THE PROPERTY LINE BEFORE 10 PM.

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 Krock presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$1,000 per day and a fine of \$250 for 17-17.1.a.

Ms. Cannon found in favor of the City and ordered compliance within 15 days or a fine of \$1,000 per day, and imposed a fine of \$250 for 17-17.1.a.

Case: CE24050207

Address: 86 ISLE OF VENICE DR

Owner: CARRERAS PROPERTIES ISLE LLC; MCFIG LLC & LAZAROUS PROP LLC

Service was via posting at the property on 12/10/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 8-91.(e)

THERE IS/ARE BOATS, VESSELS OR WATERCRAFT MOORED TO MOORING STRUCTURES MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE CE23050952 AND AS SUCH CASE WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE REGARDLESS IF COMPLIANCE IS MET BEFORE THE DEADLINE FOR COMPLIANCE. VESSEL IS 46 FEET LONG, CANAL IS 120 FEET WIDE, MAXIMUM ALLOWABLE ENCROACHMENT IS 36 FEET.

VIOLATIONS: 8-148(a)

THERE ARE TWO UNSIGHTLY VESSELS DOCKED AT THE REAR OF THE PROPERTY. VESSELS ARE DIRTY/STAINED, HAVE BROKEN OR MISSING PARTS, AREAS OF DAMAGED EXTERIOR, ETC.

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT VESSEL DOCKED AT THE REAR OF THE PROPERTY NAMED LADY MONIC, NAME IS NOT REGISTERED WITH THE U.S. COAST GUARD AND NO REGISTRATION NUMBERS WERE VISIBLE.

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

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

Later in the meeting, Officer DelGrosso amended the request to: ordering compliance within 119 days or a fine of \$100 per day, per violation and ordering the respondent to attend the 5/13/25 hearing.

Ms. Cannon found in favor of the City and ordered compliance within 119 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 5/13/25 hearing.

Special Magistrate Hearing

January 14, 2025

Page 28

Case: CE24040896

Address: 856 NW 17 AVE

Owner: RE INTERNATIONAL LLC

Service was via posting at the property on 12/4/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS THROUGHOUT THE PROPERTY. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE21060288 AND WILL PROCEED TO MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO HEARING.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE IS LEANING WITH OPEN GAPS AND MISSING SUPPORT POLES AND/OR CAPS. THERE IS A WOODEN FENCE IN THE REAR OF THE PROPERTY THAT IS BADLY DETERIORATED AND/OR IS FALLING DOWN.

VIOLATIONS: 9-280(b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO OPENINGS THROUGHOUT THE HOUSE THAT HAVE HOLES AND GAPS THAT NEED TO BE PROPERLY MAINTAINED. THE BATHROOM HAS GAPS AND CRACKS IN THE CORNERS. THE WINDOWS ARE NOT OPERATING PROPERLY. THEY HAVE SCREWS IN THEM KEEPING THEM FROM OPENING AND CLOSING AND A SLOPING FLOOR IN ONE OF THE BEDROOMS.

VIOLATIONS: 9-280(g) COMPLIED

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE, A NON-COVERED ELECTRICAL METER BOX AND TWO OUTLETS OUTSIDE IN THE REAR OF THE HOUSE WITH NO COVERS.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. AREAS OF THE EXTERIOR HAVE STAINS AND MISSING, PEELING PAINT THROUGHOUT THE ENTIRE PROPERTY. THERE ARE GAPS AND HOLES AND PARTS THAT ARE NOT MAINTAINED. THE WALLS, FASCIA AND SOFFITS HAVE STAINS AND SOME PARTS ARE ROTTED AND HAVE CHIPPED PAINT. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE21060288 AND WILL PROCEED TO MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO HEARING.

VIOLATIONS: 9-363 COMPLIED

THERE IS NO LANDLORD REGISTRATION ON FILE FOR THIS PROPERTY.

VIOLATIONS: 18-1 COMPLIED

THERE ARE UNPERMITTED ITEMS BEING STORED ON THE PATIO, INCLUDING BUT NOT LIMITED TO THE APPLIANCES, OPEN CONTAINERS AND HOUSEHOLD PRODUCTS.

VIOLATIONS: 47-21.16.A COMPLIED

THERE IS A DEAD TREE STUMP IN THE FRONT OF THE PROPERTY.

Special Magistrate Hearing

January 14, 2025

Page 29

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 9-305(b) within 10 days or a fine of \$50 per day, and a finding of fact that 9-306 had existed as cited.

Ms. Cannon found in favor of the City and ordered compliance with 9-305(b) within 10 days or a fine of \$50 per day and issued a finding of fact that 9-306 had existed as cited.

Case: CE24080089

Address: 712 NW 1 AVE

Owner: BLUE RIVER REALTY LLC

Service was via posting at the property on 12/9/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-280(b)

THE FRONT GARAGE DOOR AT THIS PROPERTY WAS OBSERVED IN DISREPAIR. PORTIONS OF THE GARAGE OPENING ARE BEING OBSTRUCTED BY OBJECTS THAT ARE NOT PART OF THE GARAGE DOOR, ALLOWING THE PROPERTY TO BE UNSECURED.

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

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

Case: CE24090591

Address: NW 6 AVE

Owner: MILLER PROPERTY INVEST LLC; BELLISSIMA REAL ESTATE LLC

Service was via posting at the property on 12/8/24 and at 1 East Broward Blvd. on 12/31/24.

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.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305(b) WITHDRAWN

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.

Officer Martinez presented the case file into evidence and recommended ordering compliance

Special Magistrate Hearing

January 14, 2025

Page 30

within 56 days or a fine of \$100 per day.

Ms. Cannon found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

Case: CE24110578

Address: 509 NE 4 ST

Owner: MAINSTREET NCC FLAGLER LLC

Service was via posting at the property on 12/9/24 and at 1 East Broward Blvd. on 12/31/24.

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 RECURRING VIOLATION THAT WAS PREVIOUSLY CITED UNDER CASE CE22020704 AND CE23010394. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT FOR A FINDING OF FACT.

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 Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day and a finding of fact that 18-12.(a) had existed as cited.

Ms. Cannon found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day and issued a finding of fact that 18-12.(a) had existed as cited.

Case: CE24110458

Address: 846 NW 4 AVE

Owner: REAL PROPERTY BUYERS LLC

Service was via posting at the property on 12/9/24 and at 1 East Broward Blvd. on 12/31/24.

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 RECURRING VIOLATION SEE CASE CE24080168 AND WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT COMPLIANCE IS MET.

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

Ms. Cannon issued a finding of fact that the violation had existed as cited.

Case: CE24100678

Address: 650 N RIO VISTA BLVD

Owner: ARGIROPOULOS,KIRIACOS

Service was via posting at the property on 12/10/24 and at 1 East Broward Blvd. on 12/31/24.

Special Magistrate Hearing

January 14, 2025

Page 31

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

VIOLATIONS: 9-305(b) WITHDRAWN
THERE IS ARTIFICIAL TURF ON THE SWALE.

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

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

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

Case: CE24080638

Address: 2101 SE 4 AVE
Owner: KNEZEVIC, ANA

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 ZONED, MULTI-FAMILY PROPERTY. THERE IS GRASS GROWING THROUGH THE GRAVEL. AS PER 47-20.13.B GRAVEL IS ONLY PERMITTED FOR SINGLE-FAMILY PROPERTIES.

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

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

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

Case: CE24090756

Address: 300 SW 23 ST 1-2
Owner: MIGUEL WALKER REV TR; WALKER, MIGUEL TRUSTEE

Service was via posting at the property on 12/9/24 and at 1 East Broward Blvd. on 12/31/24.

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

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

Special Magistrate Hearing

January 14, 2025

Page 32

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

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

Case: CE24080233

Address: 561 SW 30 AVE

Owner: WILLIAMS, BENJAMIN J III

Service was via posting at the property on 12/31/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 9-280(h)(1)

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

VIOLATIONS: 9-304(b)

THE DRIVEWAY AT THIS PROPERTY HAS GRASS AND WEEDS GROWING THROUGH THE CRACKS THAT ARE VISIBLE ON THE DRIVEWAY.

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and the remaining violations within 56 days or a fine of \$25 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days and the remaining violations within 56 days or a fine of \$25 per day, per violation.

Case: CE24060516

STIPULATED AGREEMENT

Address: 2731 SW 7 ST 1-2

Owner: SUNG HOLDINGS LLC

Service was via posting at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 24-27(b) COMPLIED

THERE IS (ARE) CONTAINERS LEFT ROADSIDE AND ON THE SIDEWALK OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. TRASH PICK UP IS ON TUESDAY AND FRIDAY.

VIOLATIONS: 24-7(b) COMPLIED

THERE IS BULK TRASH CONSISTING OF CARDBOARD BOXES, PLASTIC AND BOXES ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME.

Special Magistrate Hearing

January 14, 2025

Page 33

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

VIOLATIONS: 47-20.20.(H) NC 56 DAY @ \$50 (03/11/2025)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY PROPERTY. THE PARKING SLOTS ARE STAINED WITH A BLACK SUBSTANCE.

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.

The City had a stipulated agreement with the owner to comply within 56 days or a fine of \$50 per day.

Ms. Cannon found in favor of the City, approved the stipulated agreement and ordered compliance within 56 days or a fine of \$50 per day would begin to accrue.

Case: CE24080639

Address: 2120 NW 21 TER

Owner: PICO TURQUINO INVESTMENT LLC

Service was via posting at the property on 12/10/24 and at 1 East Broward Blvd. on 12/31/24.

Karen Proto, 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 FROM CASE CE23080816. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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.

Ms. Cannon issued a finding of fact that the violation had existed as cited.

Case: CE24090169

Address: 912 SW 2 ST

Owner: BLOOMFIELD, FRED EST

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 12/31/24.

Edward Eason, 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. THE WHEEL STOPS ARE UNEVEN, STAINED AND DISCOLORED.

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

Special Magistrate Hearing

January 14, 2025

Page 34

THAT HAVE STAINS AND MISSING, PEELING PAINT.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE PORTION ON THE EAST SIDE IS LEANING.

VIOLATIONS: 18-1. COMPLIED

THERE ARE BEES AT THIS PROPERTY THAT IS 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 OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. BEE COLONY OBSERVED ON THE TOP SW CORNER OF PROPERTY STRUCTURE.

Officer Eason presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Ms. Cannon found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

Case: CE24100033

Address: 1020 SW 19 AVE

Owner: SIZA INVESTMENT GROUP INC

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 12/31/24.

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 VACANT PROPERTY AND ITS SWALE.

VIOLATIONS: 47-21.16.A.

THERE IS A DEAD NORFOLK ISLAND PINE TREE IN DECLINE AND FALLING APART.

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

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

Case: CE24060451

Address: 2824 NE 21 TER

Owner: KOWALSKI, DAWN

Personal service was accepted on 12/2/24. Service was also via posting at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 47-21.15.A

IT SHALL BE UNLAWFUL TO REMOVE A TREE DESCRIBED AS FOLLOWS WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT, ONE (1) MANGO TREE WAS REMOVED FROM THE PROPERTY IN THE REAR.

Officer Gavin presented the case file into evidence and recommended imposing a fine of \$150.

Special Magistrate Hearing

January 14, 2025

Page 35

Ms. Cannon found in favor of the City and imposed a fine of \$150.

Case: CE24050714

Address: 2826 E OAKLAND PARK BLVD

Owner: ALTO PROPERTY MANAGEMENT LLC; % F&A OF FORT LAUDERDALE LLC

Service was via posting at the property on 12/23/24 and at the property on 12/31/24.

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

VIOLATIONS: 47-19.4.D.8.

UNMAINTAINED DUMPSTER ENCLOSURE. THE ENCLOSURE HAS BROKEN PANELS AND DOES NOT CLOSE PROPERLY.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA IS FADED AND NEEDS TO BE RE-STRIPED.

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. THERE IS DISCOLORED PAINT ON THE FRONT AND BACK EXTERIOR WALLS.

VIOLATIONS: 9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THERE ARE NO ADDRESS NUMBERS ON THE BACK OF THE BUILDING.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 25-100.

THERE IS A BANNER SIGN HANGING ON THE EXTERIOR WALL IN FRONT OF THE BUILDING ADVERTISING DENTAL OFFICE.

Officer Williams presented the case file into evidence and recommended ordering compliance with 9-313.(a) and 18-12.(a) within 10 days and the remaining violations within 56 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 9-313.(a) and 18-12.(a) within 10 days and the remaining violations within 56 days or a fine of \$100 per day, per violation.

Case: CE24100699

Address: 1120 NE 2 AVE

Owner: KNEZEVIC, ANA

Service was via posting at the property on 12/9/24 and at 1 East Broward Blvd. on 12/31/24.

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

Special Magistrate Hearing

January 14, 2025

Page 36

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE24070606. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-304(b)

THE DRIVEWAY IS STAINED AND DIRTY.

VIOLATIONS: 9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY AND SIDEWALK. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE24070606. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-313(a)

THE PROPERTY ADDRESS IS NOT DISPLAYED OR VISIBLE FROM RIGHT-OF-WAY.

Officer Williams presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 9-313(a) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation and a finding of fact that 9-305(a) had existed as cited.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) and 9-313(a) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation and issued a finding of fact that 9-305(a) had existed as cited.

Case: CE24100585

Address: 1101 E LAS OLAS BLVD

Owner: 800 LAS OLAS LLC; MUSTANG PROPERTIES INC

Personal service was accepted on 12/10/24. Service was also via posting at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 47-20.20.(H)

THE PARKING FACILITY IS NOT BEING MAINTAINED AT THIS PROPERTY. THE PARKING LOT HAS FADED OR MISSING STRIPES, MISSING CAR STOPS, AND THERE ARE POTHOLES.

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 Caracas presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day, per violation.

Case: CE24070285

Special Magistrate Hearing

January 14, 2025

Page 37

Address: 1249 N RIO VISTA BLVD
Owner: HARDING, PATRICIA; MARY H HARDING REV LIV TR

Service was via posting at the property on 12/4/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-308(b) COMPLIED

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.
THERE ARE SEVERAL TARPS ATTACHED TO THE ROOF.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

Officer Caracas presented the case file into evidence and recommended ordering compliance with 9-313.(a) within 15 days and with 9-305(b) within 56 days or a fine of \$50 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 9-313.(a) within 15 days and with 9-305(b) within 56 days or a fine of \$50 per day, per violation.

Case: CE24090648

Address: 506 SE 8 ST

Owner: BROWARD MARITIME INSTITUTE INC %ADAM SELIGMAN

Service was via posting at the property on 12/10/24 and at 1 East Broward Blvd. on 12/31/24.

Gustavo Caracas, 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: 47-34.1.A.1

THERE IS ILLEGAL LAND USE OCCURRING AT THIS ZONED RAC-CC (CITY CENTER DISTRICT)
PROPERTY. THERE IS OUTDOOR STORAGE OF BOATS ON TRAILERS AND LARGE CONSTRUCTION
EQUIPMENT.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day, per violation.

Case: CE24110552

Address: 1100 S FEDERAL HWY

Owner: SOUTH FEDERAL HIGHWAY DENTAL BUILDING LLC

Service was via posting at the property on 12/10/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

Special Magistrate Hearing

January 14, 2025

Page 38

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE23070255. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-19.4.D.8. COMPLIED

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER ENCLOSURE IS IN DISREPAIR. THIS IS A RECURRING VIOLATION, SEE CASE CE23070255. 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 Caracas 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. Cannon issued a finding of fact that the violations had existed as cited.

Case: CE24070351

Address: 6801 NW 32 AVE

Owner: HAZIM, CYRUS H/E; HAZIM, ISAIAH ET AL

Service was via posting at the property on 12/17/24 and at 1 East Broward Blvd. on 12/31/24.

Shayqwan Kendrick, 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: 18-4.(c) COMPLIED

THERE IS A DERELICT GREEN FORD MUSTANG VEHICLE 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.

VIOLATIONS: 9-304(b) COMPLIED

THE DRIVEWAY AT THE PROPERTY IS DISCOLORED AND HAS WEEDS GROWING.

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

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

Case: CE24070756

Address: 5395 NE 14 AVE

Owner: SOUTHERN BELL TEL & TEL CO; TAX ADMIN OFF % BELL SOUTH CORP

Service was via posting at the property on 12/31/24 and at 1 East Broward Blvd. on 12/31/24.

Shayqwan Kendrick, 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

Special Magistrate Hearing

January 14, 2025

Page 39

AND ACROSS THE STREET ON THE WEST SIDE OF THE PROPERTY NEXT TO THE CANAL. TRASH INCLUDES DEAD PALM FRONDS, AIR BED, BUT NOT LIMITED TO ALL OTHER ITEMS. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR FINDING A FACT REFERENCING CASE CE24040395 REGARDLESS OF COMPLIANCE.

Officer Kendrick 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 fine of \$100 per day.

Ms. Cannon issued a finding of fact that the violation had existed as cited and a repeat violation would incur a fine of \$100 per day.

Case: CE24060447

Address: 1460 NE 57 CT

Owner: MARMALADE, HENRIETTA

Service was via posting at the property on 12/30/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-280(b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE PAINT AT THE FRONT DOOR IS PEELING AND CHIPPED.

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-304(b) COMPLIED

THE PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE WEEDS GROWING THROUGH THE DRIVEWAY. THERE ARE AREAS OF DIRT AND STAINS ON THE DRIVEWAY.

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

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

Case: CE24050766

Address: 2624 NE 32 ST 101

Owner: PISCITELLO, CARL; PISCITELLO, PATRICIA

Service was via posting at the property on 12/2/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-276(B) (3)

THERE IS A NEED FOR THE EXTERMINATION OF PESTS PRESENT. THERE ARE TERMITES ACCUMULATING INSIDE OF UNIT NUMBER 101.

Special Magistrate Hearing

January 14, 2025

Page 40

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

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

Case: CE24080527

Address: 2701 N FEDERAL HWY

Owner: OAK STREET INVESTMENT GRADE NET; LEASE FUND SERIES 2021-2 LLC

Personal service was accepted on 12/5/24. Service was also via posting at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 24-28(a) COMPLIED
THERE IS A DUMPSTER IN THE PARKING LOT WITH THE LID OPEN.

VIOLATIONS: 24-28(c)
THERE IS A DUMPSTER IN THE PARKING LOT NOT IN AN ENCLOSURE.

VIOLATIONS: 47-21.11.A. COMPLIED
THERE IS LANDSCAPING ON THIS B-1 COMMERCIAL PROPERTY THAT IS NOT BEING PROPERLY MAINTAINED. THERE ARE PALM FRONDS ON THE GROUND IN THE FRONT OF THIS PROPERTY (ALONG FEDERAL HWY).

VIOLATIONS: 47-22.3.R COMPLIED
THERE ARE UNPERMITTED SNIPE SIGNS ON THE SWALE OF THIS B-1 COMMERCIAL PROPERTY.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE SOUTH END OF THIS PROPERTY, INSIDE THE FENCE.

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

Officer Gavin presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Ms. Cannon found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

Case: CE24090090

Address: 2764 NE 35 ST

Owner: RIDGE BUILT PROJECT LLC

Service was via posting at the property on 12/2/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. THE STOP SIGN ALONG NE 35 ST IS OBSTRUCTED BY A NORFOLK ISLAND PINE TREE AND OTHER VEGETATION. THE SWALE ALONG BAYVIEW DRIVE IS OVERGROWN. THERE ARE PALM FRONDS OBSTRUCTING THE SIDEWALK ON THIS SIDE OF THIS RS-4.4 ZONED CORNER PROPERTY. THE GRASS ON THE PROPERTY IS

Special Magistrate Hearing

January 14, 2025

Page 41

OVERGROWN AND NEEDS TO BE MOWED.

VIOLATIONS: 9-363

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

VIOLATIONS: 9-304(b) COMPLIED

THE DRIVEWAY AT THIS RS-4.4 PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT CONDITION. THERE ARE WEEDS GROWING UP BETWEEN THE PAVERS.

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

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

Case: CE24100208

Address: 4348 N FEDERAL HWY

Owner: HAZ REAL ESTATE INVESTMENT LLC

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 15-28

THE BUSINESS AT THIS LOCATION (PSYCHIC BOUTIQUE & READINGS BY STEPHANI) IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

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

Case: CE24100665

Address: 2572 NE 26 ST

Owner: JPV HOME SOLUTIONS LLC

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE (MAROON CHEVROLET VAN WITH A FLAT TIRE) ON THE PROPERTY.

VIOLATIONS: 24-27.(b) WITHDRAWN

THERE ARE WASTE CONTAINERS LEFT IN FRONT OF THE PROPERTY AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 47-34.1.A.1.

THERE IS OUTDOOR STORAGE IN THE FRONT YARD OF ITEMS INCLUDING, BUT NOT LIMITED TO

Special Magistrate Hearing

January 14, 2025

Page 42

LUMBER AND CAR DOORS AT THIS RS-4.4 RESIDENTIAL PROPERTY.

VIOLATIONS: 18-11.(a)

THE POOL AT THIS VACANT 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 Gavin presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$250 per day, per violation.

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

Case: CE24110381

Address: 2516 NE 37 DR

Owner: COURTNEY, WINFORD J & CAROLINE D; COURTNEY FAM REV LIV TR ET AL

Service was via posting at the property on 12/5/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 47-34.4.B.2.b

THERE IS A BOAT ON A TRAILER PARKED IN THE DRIVEWAY OF THIS RS-4.4 PROPERTY AND IS NOT SCREENED FROM VIEW. THIS IS A RECURRENCE OF CE23030074 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT AS A RECURRING VIOLATION.

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 a repeat violation would incur a \$50 per day fine.

Ms. Cannon issued a finding of fact that the violation had existed as cited and a repeat violation would incur a \$50 per day fine.

Case: CE24040002

Address: 2401 NW 19 ST

Owner: GEORGIA L BEDFORD REV TR BEDFORD, GEORGIA L TRUSTEE ET AL

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE DIRT AND STAINS AND NEEDS TO BE PAINTED.

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 THAT HAS BEEN COVERED WITH UNPERMITTED PEBBLE GRAVEL.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WROUGHT IRON FENCE ON THE PROPERTY HAS MISSING AND PEELING PAINT AND NEEDS TO BE PAINTED.

Special Magistrate Hearing

January 14, 2025

Page 43

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

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

Case: CE24070680

Address: 2236 NW 24 CT

Owner: ROCK ISLANDS OAKS HOMEOWNERS ASSN INC

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 12/31/24. Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF TREE BRANCHES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A REOCCURRING VIOLATION REFER TO CASE NUMBER CE24020087 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

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

Case: CE24100389

Address: 3091 NW 19 ST

Owner: 3091 19TH STREET LLC

Service was via posting at the property on 12/10/24 and at 1 East Broward Blvd. on 12/31/24.

Karen Proto, 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 REFER TO CASE NUMBER CE22100525 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.

Ms. Cannon issued a finding of fact that the violation had existed as cited.

Case: CE24060255

Address: 2706 NW 20 ST

Owner: PARKERSQUEST LLC

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-305(b) COMPLIED

Special Magistrate Hearing

January 14, 2025

Page 44

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

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

THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE POLES ON THE FENCE ARE BENT AND NEEDS TO BE REPAIRED AND REPLACED.

VIOLATIONS: BCZ-39-275(6)(B) COMPLIED

NON-PERMITTED LAND USE IN RD-10 COUNTY ZONING DISTRICT. THERE IS UNROOFED OUTDOOR STORAGE SUCH AS BUT LIMITED TO DOORS, MOP BUCKETS, GAS CANS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-280(f) COMPLIED

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THE TOILET IN THE BATHROOM BACKS-UP AND DOES NOT FLUSH PROPERLY.

VIOLATIONS: 9-363

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

VIOLATIONS: 9-304(b) COMPLIED

THE PAVED DRIVEWAYS IN FRONT OF THE PROPERTY ARE IN DISREPAIR. THE DRIVEWAYS NEED TO BE RESURFACED. THE WHEEL STOPS ALSO NEED TO BE PAINTED.

VIOLATIONS: 9-280(h) COMPLIED

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE STORAGE UNIT DOOR HAS BEEN INSTALLED IMPROPERLY AND HAS GAPS IN THE DOOR FRAME. THE DOOR NEEDS TO BE REPAIRED.

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

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

Case: CE24060380

Address: 1961 NW 27 AVE 1-2

Owner: PARKERSQUEST LLC

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-305(b)

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

Special Magistrate Hearing

January 14, 2025

Page 45

AREA.

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY IS NOT WELL-GRADED AND HAS WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-280(b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE TWO BROKEN WINDOWS BEING COVERED WITH PLYWOOD. THE WINDOWS NEEDS TO BE REPAIRED.

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-363

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

Officer Proto presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days or a fine of \$250 per day and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 9-363 within 15 days or a fine of \$250 per day and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Case: CE24070816

Address: 2430 NW 31 AVE

Owner: JARAST, JUAN ENRIQUE

Service was via posting at the property on 12/10/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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. THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEED TO BE RESURFACED.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280(h) (1)

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

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

Special Magistrate Hearing

January 14, 2025

Page 46

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

Case: CE24070252

Address: 1811 NW 26 AVE

Owner: PHILIBERT, KERVENIS H/E; PIERRE, SONTHONAX

Service was via posting at the property on 12/4/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 18-1. COMPLIED

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

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-305(a) COMPLIED

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

VIOLATIONS: 9-306 COMPLIED

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: 9-304(b)

THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS, HOLES ON THE DRIVEWAY AND THE BLACKTOP FADED.

VIOLATIONS: 25-4 COMPLIED

THERE IS A RED FORD FUSION OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

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

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

Case: CE24080023

Address: 3099 NW 20 ST

Owner: DUCLOS, ELMANIE; DUCLOS, INDRIS

Service was via posting at the property on 12/10/24 and at 1 East Broward Blvd. on 12/31/24.

Special Magistrate Hearing

January 14, 2025

Page 47

Karen Proto, 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 THAT HAVE DIRT AND RUST STAINS.

VIOLATIONS: 9-304(b)

THE PAVED DRIVEWAY IN FRONT OF THE PROPERTY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEEDS TO BE RESURFACED.

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

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

Case: CE24080785

Address: 2099 NW 26 AVE 2

Owner: HOMEPETT LLC

Service was via posting at the property on 12/4/24 and at 1 East Broward Blvd. on 12/31/24.

Karen Proto, 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 CE23060628 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 24-29.(a) COMPLIED

GARBAGE CONTAINERS ARE OVERFLOWING WITH TRASH NOT MAINTAINED.

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

Ms. Cannon issued a finding of fact that violation 18-12.(a) had existed as cited.

Case: CE24090637

Address: 400 SE 8 ST

Owner: FLORIDA EMERGENCY MGMT ASSOC INC; %ADAM SELIGMAN

Service was via posting at the property on 12/16/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 47-21.15.A

TWO TRAVELER'S PALM TREES, A BLACK OLIVE TREE, AN ACACIA TREE, A SABAL PALM TREE, A LIVE OAK TREE AND A GUMBO LIMBO TREE FOR A TOTAL OF SEVEN TREES WERE REMOVED FROM THIS RAC-CC ZONED PROPERTY WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

Special Magistrate Hearing

January 14, 2025

Page 48

Officer Flesher presented the case file into evidence and recommended ordering compliance by pulling a permit within 56 days or a fine of \$100 per day and imposing a fine of \$150 for each of the seven trees that had been removed.

Ms. Cannon found in favor of the City and ordered compliance by pulling a permit within 56~~28~~ days or a fine of \$100 per day and imposed a fine of \$150 for each of the seven trees that had been removed, a total of \$1,050.

Case: CE24090611

Address: 2240 SW 33 TER

Owner: DEGRAEVE, PAOLA VERONIQUE

Service was via posting at the property on 12/11/24 and at 1 East Broward Blvd. on 12/31/24. Matthew Flesher, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-11.(b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWTH ALONG THE FENCE LINES AND DEBRIS IN THE GARDEN BED.

VIOLATIONS: 9-304(b)

THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS IN THE DRIVEWAY.

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 Flesher presented the case file into evidence and recommended ordering compliance with 18-11.(b) within 15 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 18-11.(b) within 15 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Case: CE24100163

Address: 2232 SW 35 AVE

Owner: OCHANSKI, JANE

Service was via posting at the property on 12/4/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 18-1. COMPLIED

THERE ARE BEES IN THE TREE ON THE SOUTHWEST SIDE OF THE BACKYARD AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20101189. THIS CASE WILL BE PRESENTED TO THE SPECIAL

Special Magistrate Hearing

January 14, 2025

Page 49

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.

VIOLATIONS: 9-306 COMPLIED

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

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

THE WALL TO THE LEFT OF THE CARPORT AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WALL IS STAINED.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 9-305(b) within 28 days or a fine of \$50 per day and a finding of fact that violation 18-12.(a). had existed as cited.

Ms. Cannon found in favor of the City and ordered compliance with 9-305(b) within 28 days or a fine of \$50 per day and issued a finding of fact that violation 18-12.(a). had existed as cited.

Case: CE24110443

Address: 2249 SW 34 WAY

Owner: DEGRAEVE, PAOLA VERONIQUE

Personal service was accepted on 12/11/24. Service was also via posting at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-280(h)(1)

THE WOOD FENCE ON THE NORTH SIDE OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090567. 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. COMPLIED

THERE IS STORAGE ON THE FRONT PORCH OF ITEMS INCLUDING BUT NOT LIMITED TO 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 MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090567. 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: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-6.85B ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF WOOD PLANKS IN FRONT OF THE FENCE NEXT TO THE DRIVEWAY.

Special Magistrate Hearing

January 14, 2025

Page 50

Officer Flesher presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day and a finding of fact that 18-1. had existed as cited.

Ms. Cannon found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day and issued a finding of fact that 18-1. had existed as cited.

Case: CE24070833

Address: 2537 SUGARLOAF LN

Owner: BALDINO, ANTHONY J

Service was via posting at the property on 12/11/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-304(b) COMPLIED

THERE IS A VEHICLE AND A TRAILER PARKED ON THE GRASS/LAWN AREA IN THE REAR OF THE PROPERTY.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21110553 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-278(e) COMPLIED

THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20110792 AND 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 9-306 and 9-278(e) had existed as cited.

Ms. Cannon issued a finding of fact that violations 9-306 and 9-278(e) had existed as cited.

Case: CE24110301

Address: 2537 MARATHON LN

Owner: CSWS RE INVESTMENTS LLC

Service was via posting at the property on 12/11/24 and at 1 East Broward Blvd. on 12/31/24.

Matthew Flesher, 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.

VIOLATIONS: 9-305(b)

Special Magistrate Hearing

January 14, 2025

Page 51

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

Officer Flesher presented the case file into evidence and recommended ordering compliance with 18-11.(a) within 15 days and with 9-305(b) within 28 days or a fine of \$100 per day, per violation. Ms. Hasan requested a fine of \$250 per day for 18-11.(a).

Ms. Cannon found in favor of the City and ordered compliance 18-11.(a) within 15 days or a fine of \$250 per day and with 9-305(b) within 28 days or a fine of \$100 per day.

Case: CE24100523

Address: 3501 RIVERLAND RD

Owner: DORSETT, RODNEY K

Service was via posting at the property on 12/9/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304(b) COMPLIED

THE GRAVEL DRIVEWAY IS IN DISREPAIR. THERE IS WEEDS/VEGETATION GROWING THROUGH IT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23020109. 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.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS A WHITE CANOPY, WOOD AND OTHER MISCELLANEOUS ITEMS STORED IN THE REAR OF THE PROPERTY.

VIOLATIONS: 47-2.2.Q.3. COMPLIED

THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS CORNER RESIDENTIAL RS-8 ZONED 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. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

VIOLATIONS: 47-19.5.H.3 COMPLIED

BARBED WIRE FENCING SHALL NOT BE VISIBLE FROM ANY STREET. THERE IS BARBED WIRE ON THE GATE ON THE NORTHEAST CORNER OF THE RS-8 ZONED PROPERTY.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A GREEN FORD F150 WITH EXPIRED TAGS, LICENSE PLATE Y64 UKP VIN NUMBER IFTRXI7292NB88099.

VIOLATIONS: 47-21.16.A. COMPLIED

THERE IS A DEAD TREE ON THE SOUTHWEST CORNER OF THE RS-8 ZONED PROPERTY.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 15 days and with 9-306 within 28 days or a fine of \$50 per day, per violation and a finding of fact that 9-304(b) had existed cited.

Special Magistrate Hearing

January 14, 2025

Page 52

Ms. Cannon found in favor of the City and ordered compliance with 47-34.1.A.1. within 15 days and with 9-306 within 28 days or a fine of \$50 per day, per violation and issued a finding of fact that 9-304(b) had existed cited.

Case: CE24110125

Address: 401 N BIRCH RD 705

Owner: ALORA REALTY LLC

Service was via posting at the property on 12/13/24 and at 1 East Broward Blvd. on 12/31/24.

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.

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

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

Case: CE24110088

Address: 4040 GALT OCEAN DR 806

Owner: MALONE, JAMES P LE; HEPTING, KRISTI A MALONE

Service was via posting at the property on 12/9/24 and at 1 East Broward Blvd. on 12/31/24.

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.

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

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

Case: CE24110110

Address: 4040 GALT OCEAN DR 816

Owner: PERSKIN, ZACHARY; PERSKIN, JODI

Service was via posting at the property on 12/5/24 and at 1 East Broward Blvd. on 12/31/24.

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.

Special Magistrate Hearing

January 14, 2025

Page 53

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

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

Case: CE24100650

Address: 5451 NE 22 AVE

Owner: PJ VACATION 111 LLC; PEREIRA, EUZEBIO ET AL

Service was via posting at the property on 12/9/24 and at 1 East Broward Blvd. on 12/31/24.

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.

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

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

Case: CE24110012

Address: 2500 BAYVIEW DR

Owner: CHAVEZ, PAUL ANDRES

Service was via posting at the property on 12/9/24 and at 1 East Broward Blvd. on 12/31/24.

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.

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

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

Case: CE24110024

Address: 1406 NE 15 AVE 1-4

Owner: SAKCLA LLC

Service was via posting at the property on 12/5/24 and at 1 East Broward Blvd. on 12/31/24.

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

VIOLATIONS: 15-281(a)

Special Magistrate Hearing

January 14, 2025

Page 54

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

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

Case: CE24070879

Address: 1900 N FEDERAL HWY

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

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 in compliance, fines had accrued to \$4,400 and the City was requesting the full fine be imposed.

Ms. Cannon imposed the \$4,400 fine.

Case: CE24080353

Address: 2725 NE 21 AVE

Owner: KRASNOVSKY, SERGEY

This case was first heard on 9/26/24 to comply by 10/6/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$21,500 and the City was requesting \$488 be imposed.

Ms. Cannon imposed administrative costs of \$448.

Case: CE24060413

Address: NE 21 TER

Owner: NAIMOLI, STEVEN P & KIM A

This case was first heard on 10/24/24 to comply by 11/3/24. 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 the full fine be imposed.

Ms. Cannon imposed the \$3,200 fine.

Case: CE24040029

Address: 5910 NE 28 AVE

Owner: UDELSON, TARA S

This case was first heard on 7/9/24 to comply by 7/19/24 and 9/10/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$300 and the City was requesting the full fine be imposed.

Ms. Cannon imposed the \$300 fine.

Case: CE23080215

Address: 301 SEABREEZE BLVD

Owner: A1A BOAT MARINA LLC

This case was first heard on 11/12/24 to comply by 11/22/24. Violations and extensions were

Special Magistrate Hearing

January 14, 2025

Page 55

as noted in the agenda. The property was in compliance, fines had accrued to \$4,500 and the City was requesting no be imposed.

Ms. Cannon imposed no fine.

Case: CE23110093

Address: 646 FLAMINGO DR

Owner: 646 FLAMINGO LLC

This case was first heard on 2/29/24 to comply by 3/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$28,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Paulette DelGrosso, Code Compliance Officer, recommended a 175-day extension.

Ms. Cannon granted a 175-day extension, during which time no fines would accrue.

Case: CE24070391

Address: 431 MOLA AVE

Owner: BELCHER, ELAINE

This case was first heard on 11/12/24 to comply by 11/22/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$5,300 fine, which would continue to accrue until the property was in compliance.

Case: CE24070024

Address: 812 SW 15 AVE

Owner: SCHUMANN, MICHAEL

This case was first heard on 9/26/24 to comply by 10/6/24 and 10/24/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$5,050 fine, which would continue to accrue until the property was in compliance.

Case: CE24080043

Address: 412 SW 12 ST

Owner: MILIAN, SANDRA L; QUINONES, JACOBO

This case was first heard on 9/26/24 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 \$8,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$8,200 fine, which would continue to accrue until the property was in compliance.

Case: CE24070778

Special Magistrate Hearing

January 14, 2025

Page 56

Address: 1449 SE 13 ST

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

This case was first heard on 9/26/24 to comply by 10/11/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$200 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine.

Case: CE24020278

Address: 700 NW 17 AVE

Owner: JACKSON, MAMIE PEARLE EST

This case was first heard on 9/26/24 to comply by 10/6/24 and 10/24/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$41,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$41,400 fine, which would continue to accrue until the property was in compliance.

Case: CE24030579

Address: 1800 SE 23 AVE

Owner: GILLESPIE, MARY L

This was a request to vacate the Order Imposing the Fine, rehear and close the case. Ms. Cannon vacated the Order Imposing the Fine.

This case was first heard on 7/9/24 to comply by 7/19/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$300 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine and closed the case.

Case: CE24060561

Address: 924 NW 24 AVE

Owner: SANTIAGO, HECTOR J

This case was first heard on 9/26/24 to comply by 10/6/24 and 10/24/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$38,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$38,200 fine, which would continue to accrue until the property was in compliance.

Case: CE24050810

Address: 1311 NW 5 ST

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

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 not in compliance, fines had accrued to \$34,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$34,800 fine, which would continue to accrue until the property was in

Special Magistrate Hearing

January 14, 2025

Page 57

compliance.

Case: CE24050245

Address: 2761 SW 2 ST

Owner: NBA ENTERTAINMENT GROUP INC; %RODOLPHE LEGROS

This case was first heard on 9/10/24 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 \$50,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$50,200 fine, which would continue to accrue until the property was in compliance.

Case: CE24030096

ORDERED TO REAPPEAR

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 in compliance, and fines had accrued to \$5,250 and the City was requesting to reduce the fines to \$985.

Ms. Cannon reduced the fines to administrative costs of \$985.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 74, 75, and 76 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:

FC24100009 CE24060061

CE24080848

CE24110008

CE24110151

Cases Rescheduled

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

None

Cases Closed

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

CE24110044

CE24110063

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:

CE24110486

Cases with No Service

Special Magistrate Hearing

January 14, 2025

Page 58


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:

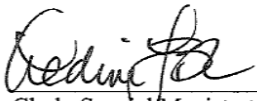
None

There being no further business, the hearing was adjourned at 2:23 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate