



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
MARINE INDUSTRIES  
2ND FLOOR MEETING ROOM  
221 SW 3 AVENUE, FORT LAUDERDALE, 33312  
JANUARY 30, 2025  
ROSE ANN FLYNN 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  
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  
Mohammad Dayem, Code Compliance Officer  
Edward Eason, Code Compliance Officer  
Bovary Exantus, Code Compliance Officer  
Patt Gavin, Code Compliance Officer  
Manuel Garcia, Senior Code Compliance Officer  
Robert Kisarewich, Fire safety Captain  
Dorian Koloian, Code Compliance Supervisor  
Antoine Loar, Code Compliance Supervisor  
Rachel Moore, Code Compliance Officer  
Jean Claude Noel, Code Compliance Officer  
Evan Oaks, Code Compliance Officer  
Ramon Olivera, Code Compliance Officer  
Karl Petersen, Fire Safety Captain  
Karen Proto, Code Compliance Officer  
Bernstein Saimbert, Senior Code Compliance Officer  
Rafael Santos, Code Compliance Officer  
Guy Seiderman, Code Compliance Officer  
Gail Williams, Senior Code Compliance Officer  
Vanessa Willis, Code Compliance Officer

**Respondents and witnesses**

FC24060008: Matthew Goode Esq.	CE24070831: Christopher Balnar
FC23060015: Blake Stranz; Stephen Tilbrook Esq.	CE24050598: Marlen Padilla Vallecillo; Julio Zarco
CE24100776: Christine Vitolo	CE24110633: Tabatha Bryant
CE24110045: Percy Sze-Sching	CE24120374: Juan Isla
FC24060012: Courtney Crush Esq.	CE24120379; CE24100153: Alina Smolyar;
CE24060505: James Abbott	Gianfranco Pettrone
CE24070775: Gustavo Ramos	CE24030224: Dale Clappison
CE24090409: Latanya and Anthony Powell	CE24040717: Gemar Brewton
CE23100021: Andrew Ockerman	CE24010383: Beverly Chambers
CE23090799: Laurie Spector	CE24030628: Andrew Schein Esq.; Dennis Dee Rody
CE24090346: Frank Orphe	CE24030623: Andrew Schein Esq.
CE24070920: Victor Ellis	CE24120131: Ryan Horland Esq.
CE24090776: Djucy Auguste	CE24100675: Raymond Levesque-Castonguay
CE24070772: Alex Penaranda; Wayne Freeman	CE24050691: Jason Horruintiner
CE24100750; CE24030959: Feliks Sukhovitsky	CE24050046: Arthur Bartholomew
CE24050074: Pierre Louis	
CE24070514: Michael Robertshaw	

Special Magistrate Hearing

January 30, 2025

Page 2

CE24110287: Kyle Meredith	CE24110585; CE24110586; CE24110588: Andrew Bonner
CE24080611: Zachary Collins	CE24100329: Patrick Reece
CE24060271: Mauricio Paez	CE24080026: Marcus Fertil
CE24110386: Leonor Jules	CE24020390: Cesar Boggio
CE24050553: Juan Miguel Vargas	CE23110332: Tammi Celentano; Robert Rucci
CE24110463: Shelly-Ann Campbell; Alysa Vazquez; Anthony Vazquez; Ricardo Leys	CE23100858: Bertha Smith
CE24010903: Norman Barton	CE24090571: Larry Cain
CE24020274: Carlos Garcia Velez	CE24110298: Anne Guidry; Paul Guidry
CE23040355: Randall Klett	CE24031006: James Krumme

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

The meeting was called to order at 9:19 A.M.

**Case: CE24110298**

Address: 3325 NE 40 CT

Owner: GUIDRY, PAUL L JR & ANNE M; GUIDRY FAM REV TR

Service was via posting at the property on 1/17/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 47-20.13.G

THE SWALE AREA HAS BEEN ALTERED AT THIS RS.4.4 PROPERTY BY ADDING GRAVEL AND ROCKS WITHOUT OBTAINING RIGHT OF WAY IMPROVEMENT PERMIT.

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

Anne Guidry said it had taken time to find a contractor and they were awaiting a permit.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day.

**Case: CE24070831**

Address: 1240 NE 17 TER

Owner: BLANAR, CHRISTOPHER; MCBRIDE, JESSICA IRENE

Service was via posting at the property on 1/9/25 and at 1 East Broward Blvd. on 1/16/25.

Jean Claude Noel, 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: 9-308(b) COMPLIED

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

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 9-304(b)

THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE OF THE DRIVEWAY IS NOT SMOOTH AND HAS WEEDS AND GRASS GROWING THROUGH THE DIRT.

Special Magistrate Hearing

January 30, 2025

Page 3

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.

Officer Noel presented the case file into evidence and recommended ordering compliance with 8-12.(a) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Jessica McBride requested more than 28 days because they needed to hire a contractor for the driveway.

Ms. Flynn found in favor of the City and ordered compliance with 8-12.(a) within 10 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

**Case: CE24030959**

ORDERED TO REAPPEAR

Address: 820 NE 26 AVE

Owner: SUKHOVITSKY, FELIKS

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

Gail Williams, Senior Code Compliance Officer, said two violations remained.

Feliks Sukhovitsky said he needed 158 permits. He had met with City representatives who indicated they would agree to a 119-day extension. Antoine Loar, Code Compliance Supervisor, said after speaking with his manager, he would suggest 28 days and Mr. Sukhovitsky could request additional time.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/27/25 hearing for a progress report.

**Case: CE24100750**

REQUEST FOR EXTENSION

Address: 820 NE 26 AVE

Owner: SUKHOVITSKY, FELIKS

This case was first heard on 12/12/24 to comply by 12/22/24. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$600.

Gail Williams, Senior Code Compliance Officer, confirmed the property was in compliance

Feliks Sukhovitsky said he had emailed photos to Officer Williams informing her of when the property was in compliance.

Ms. Flynn rescheduled the case to 2/27/25.

**Case: CE24080611**

Address: 1004 SW 19 ST

Owner: COLLINS, PATRICK; COLLINS, ZACHARY A

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 \$8,000 and the City was requesting the full fine be imposed.

Evan Oaks, Code Compliance Officer, listed the eight dates the property had been out of compliance.

Zachary Collins said he traveled for work and he had not changed the mailing address for the notices. He stated as soon as he was aware of the violation, he had removed the ad. He stated a previous owner had done work without permits and this was why he had been denied a vacation

Special Magistrate Hearing

January 30, 2025

Page 4

rental certificate. Officer Oaks stated there was another case against the property and recommended imposition of the full fine.

Ms. Flynn imposed the \$8,000 fine.

**Case: CE24100776**

Address: 19 ROYAL PALM DR

Owner: MCKINLEY, CHRISTOPHER W

Service was via posting at the property on 1/16/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 18-1. COMPLIED

THE SUBJECT PROPERTY IS BEING UTILIZED AS AN OFF-SITE BOOTH DURING THE FORT LAUDERDALE BOAT SHOW 2024 TO DISPLAY A VESSEL CAUSING HEAVY TRAFFIC, OBSTRUCTING THE ROADS AND WITHOUT ANY PERMITS CREATING A PUBLIC NUISANCE. THESE ACTIVITIES THREATEN OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. 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.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-4.4 ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO PROMOTING, DISPLAYING, MARKETING AND SALES OF VESSELS AND WATERSPORT RELATED MERCHANDISE. THE PROPERTY IS BEING UTILIZED AS AN OFF-SITE DISPLAY BOOTH 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 A FINDING OF FACT.

VIOLATIONS: 8-91(g) COMPLIED

THE SUBJECT RS-4.4 ZONED PROPERTY IS RENTING ITS DOCK TO THE COMPANY NAUTICAL VENTURES FOR THE PURPOSE OF PROMOTING, DISPLAYING, MARKETING AND SALES OF VESSELS AND WATERSPORT EQUIPMENT AND MERCHANDISE DURING THE 2024 FORT LAUDERDALE INTERNATIONAL 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 A FINDING OF FACT.

Officer Garcia 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 and imposing a fine of up to \$15,000 for 18-1.

Christine Vitolo said the owner had been out of the country when this happened and he was unaware of the activity. Once he was aware of the violation, the owner had complied within 12 hours. Officer Garcia said he had spoken with the person occupying the dock, who informed him he had rented the dock from the owner.

Ms. Flynn found in favor of the City that the violations had existed as cited and imposed a fine of \$3,500 for 18-1.

**Case: CE24110287**

Address: 941 SW 19 ST

Owner: MEREDITH, KYLE

Service was via posting at the property on 1/9/25 and at 1 East Broward Blvd. on 1/16/25.

Special Magistrate Hearing

January 30, 2025

Page 5

Mohammad Dayem, 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 ON THE FRONT YARD AND SWALE AREA.

VIOLATIONS: 47-21.16.A.

THERE ARE 2 TREE STUMPS ON THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 9-313.(a)

THE COLOR OF THE ADDRESS NUMBERS BLENDS WITH THEIR BACKGROUND, IT IS NOT A CONTRASTING COLOR.

VIOLATIONS: 9-308(b)

THE ROOF IS NOT BEING PROPERLY MAINTAINED, IT IS STAINED/DIRTY.

VIOLATIONS: 47-21.15.A.1

TWO TREES WERE REMOVED WITHOUT THE NECESSARY PERMIT, A MAHOGANY FROM THE FRONT YARD AND ANOTHER FROM THE SWALE.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 9-313.(a) within 10 days, and with the remaining violation within 28 days or a fine of \$50 per day, per violation. He also requested a fine of \$300 for the tree that was removed.

Kyle Meredith requested more time to apply for the permit. Amy Brown, Code Compliance Supervisor said the owner had already applied for the permit and recommended 56 days for 47-21.15.A.1.

Ms. Flynn found in favor of the City and ordered compliance with 9-313.(a) within 10 days, with 47-21.15.A.1 within 56 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation. She also imposed a fine of \$300 for the tree that was removed.

**Case: FC23060015**

Address: 17 S FTL BEACH BLVD

Owner: THOR GALLERY AT BEACH PLACE LLC  
%RYAN LLC - DIVINA TAVERAS

This case was first heard on 8/31/23 to comply by 11/30/23 Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$63,000.

Robert Kisarewich, Fire Safety Captain, said the fire alarm system was under permit now and the original sprinkler violations were complied but new violations had been identified with the new inspection.

Stephen Tilbrook Esq., the owner's attorney, requested 56 days and Captain Kisarewich agreed. Blake Stranz confirmed that there were new violations that they were addressing.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue.

**Case: CE24070514**

Address: 908 SW 7 ST

Owner: ROBERTSHAW, MICHAEL JOHN; VALENCIA, ERICA GRISEL

This case was first heard on 11/12/24 to comply by 11/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, said one violation remained.

Special Magistrate Hearing

January 30, 2025

Page 6

Michael Robertshaw requested 28 days. Amy Brown, Code Compliance Supervisor, recommended 56 days if the owner was applying for a permit.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue.

**Case: CE24030623** ORDERED TO REAPPEAR

Address: 1620 W STATE ROAD 84 VAC3

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

This case was first heard on 8/29/24 to comply by 1/30/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, reported one violation remained and recommended an extension.

Andrew Schein Esq., the owner's attorney, requested two weeks to determine which trucks had not been able to get a business tax receipt.

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

**Case: CE24030628** REQUEST FOR EXTENSION

Address: 1620 W STATE ROAD 84 PKG3

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

This case was first heard on 9/26/24 to comply by 1/30/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, reported one violation remained and recommended an extension.

Andrew Schein Esq., the owner's attorney, requested two weeks.

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

**Case: CE24100675**

Address: 1715 SE 10 ST

Owner: LEVESQUE-CASTONGUAY, LYNE D; CASTONGUAY, RAYMOND

Service was via posting at the property on 1/13/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 9-305(b) WITHDRAWN  
THE LANDSCAPE ON THIS PROPERTY'S SWALE AREA HAD BEEN COVERED WITH UNPERMITTED ARTIFICIAL TURF AND NEEDS TO BE REPLACED WITH LIVING GROUND COVER.

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

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

Raymond Levesque-Castonguay requested additional time because there was construction going on across the street. He said the construction would be completed in June. Katrina Johnson, Code Manager, wished to find out if it was the Public Works Department doing the construction and recommended a 56-day extension.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day and ordered the respondent to attend the 3/27/25 hearing.

Special Magistrate Hearing

January 30, 2025

Page 7

**Case: FC24060008**

Address: 9 N BIRCH RD

Owner: HARBOR HOUSE EAST CONDO ASSN

This case was first heard on 9/26/24 to comply by 12/5/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Tobert Kisarewich, Fire Safety Captain, said one violation remained. He recommended 10 days.

Matthew Goode Esq., association attorney, said the electrician would do the work the following day.

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

**Case: CE24110633**

Address: 1400 SW 15 AVE

Owner: NEW RIVER HAVEN CORP

Service was via posting at the property on 1/11/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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

Tabatha Bryant agreed to comply.

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

**Case: CE23090799**

Address: 430 ROYAL PLAZA DR

Owner: SPECTOR, JONAS; SPECTOR, LAURIE

This case was first heard on 2/29/24 to comply by 10/6/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,300 and the City was requesting \$801 imposed.

Bernstein Saimbert, Senior Code Compliance Officer, noted the fines had begun in September, prior to the first hearing. He requested a reduction to \$801.

Laurie Spector requested no fines be imposed. She stated they had been working with a contractor prior to receiving the citation. She noted ambiguity in the documents the City provided. Katrina Johnson, Code Manager, said the City would waive all costs.

Ms. Flynn imposed no fine.

**Case: CE24060505**

ORDERED TO REAPPEAR

Address: 226 SW 20 ST 4

Owner: ABBOTT, JAMES

This case was first heard on 9/26/24 to comply by 1/30/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Rafael Santos, Code Compliance Officer, confirmed the property was not in compliance. He said there was a permit on file for the parking facility.

Special Magistrate Hearing  
January 30, 2025  
Page 8

James Abbott requested 56 days.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue.

**Case: CE24050046**

Address: 1843 LAUDERDALE MANOR DR

Owner: WSC COASTLINE PROPERTIES LLC

Service was via posting at the property on 1/15/25 and at 1 East Broward Blvd. on 1/16/25.

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

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

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

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: 9-305(a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 9-304(b) COMPLIED  
THE GRAVEL DRIVEWAY IS WORN THROUGH GRASS AND WEEDS GROWING THROUGH 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 INCLUDING SWALE AREA.

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

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

Arthur Bartholomew agreed to comply.

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

**Case: CE24090346**

Address: 448 NW 21 AVE

Owner: ORPHE, FRANK

Service was via posting at the property on 1/18/25 and at 1 East Broward Blvd. on 1/16/25.

Vanessa Willis, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) CMP 01/3/2025 - 6 DAYS @ \$50 = \$300 (9/15;9/22;9/29;11/16;11/21;12/28)

Special Magistrate Hearing

January 30, 2025

Page 9

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT OF CASE CE23040162 AND FINES WILL BEGIN TO ACCRUE UNTIL VIOLATION COMPLIES. CASE WILL BE TAKEN TO MAGISTRATE FOR AREA INSIDE THE FENCE.

VIOLATIONS: 47-21.9.M

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

Officer Willis presented the case file into evidence and recommended ordering compliance with 47-21.9.M within 28 days or a fine of \$100 per day and imposing a fine of \$50 for each of the six days 18-12.(a) was out of compliance, a total of \$300.

Frank Orphe said the property had been leased and when the lessee left, they had left equipment on the swale. The company was doing other work in the area and wanted to leave the equipment. Mr. Orphe said there was no irrigation on the property so any ground cover would die. Dorian Koloian, Code Compliance Supervisor, said 18-12.(a) was a repeat violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-21.9.M within 56 days or a fine of \$100 per day and imposed a fine of \$50 for each of the six days 18-12.(a) was out of compliance, a total of \$300.

**Case: CE24110386**

Address: 1024 NW 5 AVE

Owner: JULES, LEONOR

Service was via posting at the property on 1/8/25 and at 1 East Broward Blvd. on 1/16/25.

Gail Williams, Senior 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: 9-305(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 OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. (CHEVROLET AVEO ON JACKS, NO TAG, SILVER).

VIOLATIONS: 9-304(b)

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

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.

Officer Williams presented the case file into evidence and recommended ordering compliance with 9-304(b) and 18-12.(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Leonor Jules said some violations were already complied.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) and 18-12.(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Special Magistrate Hearing

January 30, 2025

Page 10

**Case: CE24070772**

Address: 801 NW 2 ST  
Owner: 801 NW 2<sup>ND</sup> ST LLC

This case was first heard on 9/10/24 to comply by 9/20/24 and 11/12/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$58,100 and the City was requesting the full fine be imposed.

Vanessa Willis, Code Compliance Officer, reported the property was in compliance and recommended imposition of the fine.

Wayne Freeman, property manager, said the previous owner had caused the violations. He said as soon as they took ownership, they had begun to address the violations. Alex Penaranda, property manager, said they had worked with Officer Willis. Officer Willis said administrative costs totaled \$580.

Ms. Flynn imposed administrative costs of \$580.

**Case: CE24030224**

Address: 1470 N DIXIE HWY  
Owner: WISTERIA COURT CONDO ASSN INC

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

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

Dale Clappison said they had coordinated several projects and this had caused delays.

Ms. Flynn imposed a fine of \$1,200 for the time the property was out of compliance.

**Case: CE24020390**

Address: 2512 LAGUNA DR  
Owner: PATTEN, FOREST; FOREST E PATTEN REV TR

This case was first heard on 8/29/24 to comply by 10/24/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,100 and the City was requesting the full fine be imposed.

Rafael Santos, Code Compliance Officer, confirmed the property was in compliance.

Cesar Boggio, contractor, said the permit had been issued prior to the deadline and then they had done the work.

Ms. Flynn imposed a fine of \$550 for the time the property was out of compliance.

**Case: CE24020274**

Address: 1219 NE 4 AVE  
Owner: 1237 CHURCH OF LIGHT LLC

Service was via posting at the property on 1/8/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 18-1 COMPLIED

THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A REPEAT VIOLATION IN REFERENCE TO CASE NUMBER CE23050416 CITED AT 1237 NE 4 AVE (SAME OWNERSHIP AS PER BCPA). FINES WILL BEGIN TO ACCRUE IMMEDIATELY UNTIL THE VIOLATION HAS BEEN COMPLIED.

Special Magistrate Hearing

January 30, 2025

Page 11

VIOLATIONS: 18-12(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY.  
THIS IS A REPEAT VIOLATION IN REFERENCE TO CASE NUMBER CE23050416 CITED AT 1237  
NE 4 AVE (SAME OWNERSHIP AS PER BCPA). FINES WILL BEGIN TO ACCRUE IMMEDIATELY  
UNTIL THE VIOLATION HAS BEEN COMPLIED.

VIOLATIONS: 9-313 COMPLIED  
THE SUBJECT PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 18-8(a)  
THE SUBJECT PROPERTY HAS BEEN BOARDED WITHOUT FIRST OBTAINING A BOARD UP  
CERTIFICATE WITH THE CITY OF FORT LAUDERDALE.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$100 per day. He also requested imposing a fine of \$300 per day for the 11 days that 18-1 was out of compliance and the 32 days that 18-12(a) was out of compliance, a total of \$12,900.

Carlos Garcia Velez said people trespassed and put graffiti on the building and they always addressed it immediately. He agreed to apply for the board-up certificate.

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$100 per day. She also imposed a fine of \$300 per day for the 11 days that 18-1 was out of compliance and the 32 days that 18-12(a) was out of compliance, a total of \$12,900.

**Case: CE24040717**

Address: 1518 NW 14 ST

Owner: H WESLEY JOHNSON REV TR; JOHNSON, H WESLEY TRUSTEE

Service was via posting at the property on 1/15/25 and at 1 East Broward Blvd. on 1/16/25.

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

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

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT  
APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON PROPERTY AND THE  
SWALE AREA. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22010689 AND FINES  
WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER  
OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 9-304(b)  
PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE IS A TRAILER PARKED ON THE  
GRASS/LAWN AREA. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22010689 AND  
FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING  
WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE  
INCLUDING BUT NOT LIMITED TO: TABLES, CHAIRS, MIRROR, WOOD AND OTHER  
MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE  
FAMILY RESIDENCE. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22010689 AND  
FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING  
WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

Special Magistrate Hearing

January 30, 2025

Page 12

VIOLATIONS: 18-12.(a)

THERE ARE TREE LEAVES, TREE BRANCHES TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22010689 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT INTO COMPLIANCE.

VIOLATIONS: 9-280(h)(1)

THE WOODEN FENCE AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS FALLEN WITH BROKEN AND MISSING SECTIONS.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 9-306 and 9-280(h)(1) within 28 days or a fine of \$100 per day, per violation. He also requested imposing a fine of \$900 each for 9-305(b), 9-304(b), 47-34.1.A.1., and 18-12.(a), a total of \$3,600, and a \$100 per day, per violation fine that would continue to accrue until the violations were complied.

Gemar Brewton said the owner was ill and his son had hired Mr. Brewton to address the violations. Ms. Hasan noted this owner owned approximately 20 properties in the City and this was a rental.

Ms. Flynn found in favor of the City and ordered compliance with 9-306 and 9-280(h)(1) within 28 days or a fine of \$100 per day, per violation. She also imposed a fine of \$450 each for 9-305(b), 9-304(b), 47-34.1.A.1., and 18-12.(a), a total of \$1,800 and fine of \$100 per day, per violation that would continue to accrue until the violations were complied.

**Case: CE24110045**

Address: 105 NE 16 TER

Owner: 105 NE 16 TERRACE LLC

Service was via posting at the property on 1/8/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 47-34.4.A.1. COMPLIED

THERE IS A WHITE COMMERCIAL BOX TRUCK ON THE RIGHT OF WAY/SWALE AREA.

VIOLATIONS: 47-19.4.D.1. COMPLIED

THERE IS A 4-YARD DUMPSTER SITTING IN A PARKING SPACE WITHOUT THE REQUIRED ENCLOSURE.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHoles, OIL STAINS, NO STRIPING AND DISCOLORATION.

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 Noel presented the case file into evidence and recommended ordering compliance with 9-305(b) within 28 days and with 47-20.20.(H) within 84 days or a fine of \$100 per day, per violation.

Percy Sze-Sching agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 28 days and with 47-20.20.(H) within 84 days or a fine of \$100 per day, per violation.

Special Magistrate Hearing

January 30, 2025

Page 13

**Case: CE24110463**

Address: 1134 NE 1 AVE

Owner: VITAL VENTURES LLC

Service was via posting at the property on 1/9/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-304(b)

THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL.

VIOLATIONS: 25-5

THERE ARE STONES PLACED IN THE RIGHT OF WAY.

VIOLATIONS: 47-18.47.A.

THIS PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY RESIDENCE ON THIS RD-15 PROPERTY. THEY HAVE NOT REGISTERED WITH THE DEPARTMENT OF SUSTAINABLE DEVELOPMENT WITH THE CITY OF FORT LAUDERDALE.

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 Williams presented the case file into evidence and recommended ordering compliance with 47-18.47.A. within 10 days or a fine of \$500 per day and with the remaining violations within 28 days or a fine of \$200 per day, per violation.

Shelly-Ann Campbell said they had already addressed some of the issues. Antoine Loar, Code Compliance Supervisor, requested a cease-and-desist order for 47-18.47.A. because they received daily complaints from the neighborhood. Ms. Campbell requested a list of those who had complained and Katrina Johnson, Code Manager, agreed to provide it. Officer Williams stated there had also been four Police calls for service to the property since June 2024. Ms. Campbell requested more than 10 days to register the community residence because she said they had not been told this was needed and Supervisor Loar objected because he had spoken with the owner and the renters and informed them of what was needed a couple of months ago.

Ms. Flynn found in favor of the City and ordered compliance with 47-18.47.A. within 10 days or a fine of \$500 per day and with the remaining violations within 28 days or a fine of \$200 per day, per violation. She also issued a Cease-and-Desist Order for 47-18.47.A.

**Case: CE24010383**

Address: 1617 NW 5 ST

Owner: CHAMBERS, BEVERLY; CHAMBERS, SEFTON

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, fines had accrued to \$20,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Vanessa Willis, Code Compliance Officer, reported one violation remained.

Beverly Chambers said they planned new construction on the property and they had plans but needed a plumbing contractor. She requested 30 days.

Special Magistrate Hearing  
January 30, 2025  
Page 14

Ms. Flynn granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/27/25 hearing.

**Case: CE24010903**

Address: 1134 NE 5 TER

Owner: BARTON, NORMAN F

Service was via posting at the property on 1/9/25 and at 1 East Broward Blvd. on 1/16/25.

Manuel Garcia, Senior 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.

VIOLATIONS: 9-304(b)

THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. THERE ARE AREAS OF THE DRIVEWAY THAT ARE COVERED IN OVERGROWTH, DEAD YARD DEBRIS AND IS NOT IN A SMOOTH, WELL GRADED CONDITION.

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE TREES THAT REQUIRE TRIMMING AND DEAD YARD DEBRIS.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL OUTDOOR STORAGE IN THE CARPORT AT THIS RMM-25 ZONED PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO PLASTIC CRATES, CONSTRUCTION MATERIALS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(b)

THERE IS A BROKEN WINDOW ON THE PROPERTY THAT IS NOT PROTECTING THE INTERIOR FROM THE EXTERIOR ELEMENTS.

VIOLATIONS: 9-308(b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305(a) COMPLIED

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

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE FENCE WERE OBSERVED COVERED IN VINES, BROKEN AND IN NEED OF SUPPORT.

Officer Garcia presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 9-308(b) within 10 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

Norman Barton agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) and 9-308(b) within 10 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation. She also ordered the respondent to attend the 3/27/25 hearing.

Special Magistrate Hearing

January 30, 2025

Page 15

**Case: CE24090776**

Address: 631 NW 22 RD

Owner: AUGUSTE, DJUCY PASCALE

Service was via posting at the property on 1/16/25 and at 1 East Broward Blvd. on 1/16/25.

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

- VIOLATIONS: 24-27.(b) COMPLIED  
THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.(WEDNESDAY TRASH DAY)
- 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 INFRONT OF THE DRIVEWAY NEEDS TO HAVE GRASS/SOD IN FRONT OF IT. ALSO THERE ARE A FEW SPOTS ON THE SWALE AREA AND YARD THAT NEEDS GRASS. THIS IS A RECURRING VIOLATION FROM CASE CE24020449, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.
- VIOLATIONS: 47-20.20.(H)  
THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA NEEDS TO BE RESURFACED. THERE ARE AREAS OF THE CONCRETE PARKING FACILITY THAT IS CRACKED AND/OR HAS MISSING CONCRETE. THERE ARE CRACKS THAT NEED TO BE FILLED IN AND MAINTAINED.
- 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. THERE ARE A FEW PARTS OF THE FASCIA BOARD THAT ARE NOT PAINTED. THE SOFFITS BY THE DRIVEWAY HAVE PEELING PAINT THAT NEED TO BE MAINTAINED.
- VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH IN THE FENCED-IN YARD AND THE SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE24020449 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.
- VIOLATIONS: 9-363 COMPLIED  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: 9-280(h)(1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED ON THE LEFT SIDE OF THE HOUSE AND ATTACHED PROPERLY. THERE ARE MISSING SECTIONS OF THE FENCE NEAR THE DOOR AND MISSING TOP BAR. THERE ARE PARTS OF THE POLES THAT DON'T HAVE THE TOP CAPS ON THE POLE.
- VIOLATIONS: 9-304(b)  
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA OF THE PROPERTY BY THE FRONT DOOR. THIS IS A BLACK FOUR DOOR VEHICLE INFINITY.

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 9-304(b) and 18-12.(a) within 10 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Djucy Auguste agreed to comply.

Special Magistrate Hearing

January 30, 2025

Page 16

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) and 18-12.(a) within 10 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

**Case: CE23110332**

Address: 2612 SW 14 AVE  
Owner: CELENTANO, TAMMI

This case was first heard on 3/12/24 to comply by 3/11/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rafael Santos, Code Compliance Officer, recommended imposition of the fine.

Robert Rucci said they had a contract to sell the property and would close in 71 days.

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

**Case: CE24120131**

Address: 1628 NE 16 AVE  
Owner: IRVINE, MICHAEL PETER

Service was via posting at the property on 1/9/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (PREVIOUS CASE CE23090687), WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

VIOLATIONS: 18-4.(c) WITHDRAWN  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THERE IS A BLACK TESLA WITH A BLUE PLASTIC COVERING THE DRIVER REAR WINDOW.

VIOLATIONS: 9-304(b)  
THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL. THE ENCROACHMENT OF THE DRIVEWAY IS NOT DUSTLESS.

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-8 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO BUCKETS, PAINT CANS, CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(C) COMPLIED  
THE WALKWAY/PAVERS ON THE PROPERTY ARE DAMAGED AND DIRTY AND HAVE WEEDS/GRASS GROWING THROUGH THEM.

Special Magistrate Hearing

January 30, 2025

Page 17

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

Ryan Horland Esq., the owner's attorney, requested 56 days.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day. She also found for the City that violation 18-12.(a) had existed as cited.

**Case: CE23100858**

Address: 2880 SW 2 ST

Owner: CURTIS, MARY

This case was first heard on 6/11/24 to comply by 9/10/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting no fine be imposed.

Rachel Moore, Code Compliance Officer, confirmed the property was in compliance and recommended no fines be imposed.

Bertha Smith agreed to the fine reduction.

Ms. Flynn imposed no fine.

**Case: CE24031006**

Address: 801 NE 17 CT

Owner: JAMES L KRUMME SR REV TR; KRUMME, SARAH ELIZABETH B TRUSTEE

Service was via posting at the property on 1/8/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH ON THE SWALE AREA OF ABUTTING THE PROPERTY.

VIOLATIONS: 18-1. COMPLIED

THERE IS GRAFFITI ON THE RIGHT OF WAY ABUTTING THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT IT MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304(b)

THE DRIVEWAY APPROACH AT THIS PROPERTY IS IN DISREPAIR. THE DRIVEWAY APPROACH WAS OBSERVED COVERED IN A NON-DUSTLESS MATERIAL. THERE IS LOOSE GRAVEL AND IT IS NOT BEING MAINTAINED IN A SMOOTH AND WELL-GRADED CONDITION.

VIOLATIONS: 9-280(h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE WOOD FENCE WERE OBSERVED BROKEN, STAINED AND MISSING SUPPORT.

VIOLATIONS: 47-19.2.EE

THERE IS A SHED INSTALLED AT THE REAR OF THE SUBJECT RS-8 ZONED PROPERTY THAT IS ENCROACHING ON THE FIVE (5) FOOT SETBACK SET FORTH BY THE UNIFIED LAND DEVELOPMENT REGULATIONS.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT ARE FADED AND STAINED.

Special Magistrate Hearing

January 30, 2025

Page 18

VIOLATIONS: 9-305(a)

THERE IS OVERGROWTH OF LANDSCAPE MATERIAL ALONG ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 25-7(a)

THERE ARE MISCELLANEOUS ITEMS PLACED ON THE RIGHT OF WAY THAT ARE OBSTRUCTING THE RIGHT OF PASSAGE WITHOUT THE CONSENT AND PERMISSION OF THE CITY.

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 Garcia presented the case file into evidence and recommended ordering compliance with 18-12.(a), 9-305(a), and 25-7(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

James Krumme said the fence was on his neighbor's property. He said there was a certified wildlife area on the property that was approved by the head of Community Enhancement. Officer Garcia said the fence belonged to Mr. Krumme. He stated the overgrowth had not been approved by anyone at the City. There were also pots in the right-of-way that could damage a vehicle that pulled over.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a), 9-305(a), and 25-7(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

**Case:** CE23100021

ORDERED TO REAPPEAR

Address: 418 MOLA AVE

Owner: EVANS, JOHN

This case was first heard on 12/12/24 to comply by 1/30/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Manuel Garcia, Senior Code Compliance Officer, described the owner's progress and recommended imposition of the fine.

Andrew Ockerman, contractor, anticipated Broward County would release the permit within the next two weeks, and they would then apply for City permits.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/27/25 hearing for an update.

**Case:** FC24060012

Address: 219 S FTL BEACH BLVD

Owner: EL-AD FL BEACH CR LLC

This case was first heard on 8/13/24 to comply by 10/8/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,600 and the City was requesting the full fine be imposed.

Robert Kisarewich, Fire Safety Captain, confirmed the property was in compliance. He said he would not object to a fine reduction.

Courtney Crush Esq., the owner's attorney, described their efforts to comply and requested a fine reduction.

Ms. Flynn imposed a fine of \$1,200 for the time the property was out of compliance.

Special Magistrate Hearing

January 30, 2025

Page 19

**Case: CE23040355**

ORDERED TO REAPPEAR

Address: 1226 NE 4 AVE

Owner: 2010 PROPERTY LLC

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

Jean Claude Noel, Code Compliance Officer, confirmed the property was not in compliance. He said the CRA had not received a request for help from the owner.

Randall Klett said the architect had not provided drawings yet for him to submit for the CRA funding. He had pressure cleaned and painted the building himself. Officer Noel recommended an 84-day extension.

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

**Case: CE24120379**

Address: 1440 NW 7 TER

Owner: PETTRONE, GIANFRANCO; SMOLYAR, ALINA

Service was via appearance of the respondent at this hearing and by posting at 1 East Broward Blvd. on 1/16/25.

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

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

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 365 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE. CASE NUMBERS: CE24100113 - OCCUPANCY , PARKING, RESPONSIBLE PARTY RESPONSE AND CE24100153 - OPERATING WITH AN EXPIRED CERTIFICATE.

Officer Acquavella recommended revoking the certificate for 365 days.

Alina Smolyar said at the last hearing, they had been granted 14 days to obtain the certificate.

Katrina Johnson, Code Manager said the other case must be heard and this case brought back. The City withdrew the case.

**Case: CE24100153**

Address: 1440 NW 7 TER

Owner: PETTRONE, GIANFRANCO; SMOLYAR, ALINA

This case was first heard on 11/12/24 to comply by 11/27/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed.

Alina Smolyar said the fees had been paid by November 22 and they had called the inspector on November 26 and 27 but she had not responded until December. Katrina Johnson, Code Manager, said the certificate expired on September 30. Ms. Flynn said it had already been determined that the violation had existed.

Ms. Flynn imposed no fine.

**Case: CE24050553**

Address: 1080 NW 21 ST

Owner: VARGAS, JUAN MIGUEL

Service was via posting at the property on 1/15/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 18-1. COMPLIED

Special Magistrate Hearing

January 30, 2025

Page 20

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

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT VEHICLE WITH AN EXPIRED TAG PARKED/STORED ON THIS PROPERTY.

VIOLATIONS: 9-304(b)

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.

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

Juan Miguel Vargas said he had removed items already.

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

**Case: CE24090571**

Address: 2941 NW 21 ST

Owner: CAIN, LARRY

Service was via posting at the property on 12/16/24 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: BCZ39-275(7) (a) COMPLIED

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

VIOLATIONS: 18-4.(c)

THERE ARE DERELICT VEHICLES ON THE PROPERTY - BLUE BMW WITH NO TAG, SILVER TAN CHEVY 1500 WITH NO TAG. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22110622 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-304(b) COMPLIED

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

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

Larry Cain requested 15 days.

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

Special Magistrate Hearing

January 30, 2025

Page 21

**Case: CE24090409**

Address: 401 NW 17 PL

Owner: POWELL, ANTHONY A; POWELL, LATANYA R

Service was via posting at the property on 1/9/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. THERE IS A MINI VAN IN THE REAR/SIDE YARD THAT IS WRECKED/PARTIALLY DISMANTLED.

VIOLATIONS: 9-304(b) COMPLIED

THERE IS A DERELICT VEHICLE 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 REAR YARD AND SWALE.

VIOLATIONS: 18-12.(a)

THERE IS LANDSCAPE DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. PALM FRONDS AND TREE BRANCHES SCATTERED INSIDE YARD.

VIOLATIONS: 9-304(B)

THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

Officer Williams presented the case file into evidence and recommended ordering with 18-12.(a) within 10 days and with the remaining violations compliance within 56 days or a fine of \$50 per day, per violation.

Latanya Powell said they could not afford to do all the work right away. She requested until April or May for the ground cover.

Ms. Flynn 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: CE24070920**

Address: 620 ARIZONA AVE

Owner: ACOSTA, LESLEY; ELLIS, VICTOR G

Service was via posting at the property on 1/16/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 24-7(b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 2ND TUESDAY OF EACH MONTH. (AUGUST 13).

VIOLATIONS: 18-1. COMPLIED

THERE IS UNDER ROOFED STORAGE 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.

Special Magistrate Hearing

January 30, 2025

Page 22

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

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILER PARKED ON THE GRASS/LAWN AREA. THERE ARE TWO CARS AND A BOAT ON A TRAILER BEING PARKED ON THE LAWN. THERE IS ALSO GRASS/WEEDS GROWING THROUGH PART OF THE DRIVEWAY.

VIOLATIONS: 47-39.A.1.b. (6) (b) COMPLIED  
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY BEING STORED NEXT TO THE CARPORT CONSISTING OF BUCKETS, CHAIRS, AND MISCELLANEOUS ITEMS NOT AUTHORIZED TO BE STORED IN OPEN AIR.

VIOLATIONS: 9-280 (b) COMPLIED  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CHIMNEY AT THIS PROPERTY HAS A BLACK SUBSTANCE AROUND THE STRUCTURE.

Officer Moore presented the case file into evidence and recommended ordering compliance within 84 days or a fine of \$50 per day, per violation.

Victor Ellis agreed to comply.

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

**Case: CE24110585**

Address: 2396 N FEDERAL HWY P

Owner: ROBERT RICKEL TR A; ANTWEILER, JUDITH TRUSTEE % EDENS

Personal Service was accepted on 1/16/25. Service was also via posting at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 24-27 (f)  
THERE IS A DUMPSTER IN THE REAR OF THIS B-1 PROPERTY, BEHIND SEPHORA WITH ITS LID OPEN.

VIOLATIONS: 24-28 (a)  
THERE IS AN ACCUMULATION OF TRASH INCLUDING, BUT NOT LIMITED TO WOODEN PALLETS AROUND THIS DUMPSTER.

VIOLATIONS: 47-19.4.D.1.  
THIS B-1 PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS REQUIRED BY THE ULDR.

Officer Gavin presented the case file into evidence and recommended ordering compliance with 47-19.4.D.1. within 56 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Andrew Bonner agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.4.D.1. within 84 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Special Magistrate Hearing

January 30, 2025

Page 23

**Case: CE24110586**

Address: 2374 N FEDERAL HWY

Owner: ROBERT RICKEL TR A; ANTWEILER, JUDITH TRUSTEE % EDENS

Personal Service was accepted on 1/16/25. Service was also via posting at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 47-19.4.D.1.

THIS B-1 PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE FOR THE DUMPSTER BEHIND BOCONCEPT, AS REQUIRED BY THE ULDR.

VIOLATIONS: 24-27(f)

THERE ARE DUMPSTERS WITH THEIR LIDS OPEN AT THIS LOCATION.

Officer Gavin presented the case file into evidence and recommended ordering compliance with 24-27(f) within 10 days and with 47-19.4.D.1. within 56 days or a fine of \$100 per day, per violation. Katrina Johnson, Code Manager suggested 84 days for 47-19.4.D.1.

Andrew Bonner agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance w with 24-27(f) within 10 days and with 47-19.4.D.1. within 84 days or a fine of \$100 per day, per violation.

**Case: CE24110588**

Address: 2358 N FEDERAL HWY

Owner: ROBERT RICKEL TR A; ANTWEILER, JUDITH TRUSTEE % EDENS

Personal Service was accepted on 1/16/25. Service was also via posting at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 47-19.4.D.1.

THIS B-1 PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS REQUIRED BY THE ULDR. THE DUMPSTER IS LOCATED BEHIND THE POTTERY BARN.

VIOLATIONS: 24-28(a)

THERE IS TRASH IN THE MANNER OF WOODEN PALLETS STACKED UP AGAINST THE DUMPSTER IN THE REAR OF THIS PROPERTY.

VIOLATIONS: 24-27(f)

THERE ARE DUMPSTERS WITH THEIR LIDS OPEN AT THIS LOCATION.

Officer Gavin presented the case file into evidence and recommended ordering compliance with 47-19.4.D.1. within 56 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Andrew Bonner acknowledged the violations and agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.4.D.1. within 84 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

**Case: CE24060271**

Address: 1016 NW 10 TER

Owner: PAEZ, ALEJANDRO

Service was via posting at the property on 1/15/25 and at 1 East Broward Blvd. on 1/16/25.

# Special Magistrate Hearing

January 30, 2025

Page 24

Bovary Exantus, 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 INCLUDING BUT NOT LIMITED TO TARP AND BRICKS.

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO LEAKING CEILING.

VIOLATIONS: 9-280(g)  
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE23070420 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

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 SWALE AREA.

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

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

VIOLATIONS: 9-304(b)  
THE PAVED DRIVEWAY IS NOT WELL MAINTAINED. THERE IS GRASS AND WEEDS GROWING THROUGH IT AND NEEDS TO BE REPAINTED.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation. He also requested imposing a fine of \$100 per day for each of the two days 18-12.(a) had been in violation, a total of \$200. He said he would need access to the property interior to confirm compliance.

Mauricio Paez said some items were already in compliance. He said prior tenants had destroyed the house.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation. She also imposed a fine of \$100 per day for each of the two days 18-12.(a) had been in violation, a total of \$200.

**Case: CE24120374**

Address: 1418 NE 57 CT

Owner: ISLA, JUAN

Service was via posting at the property on 1/15/25 and at 1 East Broward Blvd. on 1/16/25.

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

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

Special Magistrate Hearing

January 30, 2025

Page 25

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 415 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE. (6 VIOLATIONS) CE24100282 - PARKING, TRASH CARTS AND RESPONSIBLE PARTY RESPONSE, CE24100455 - RESPONSIBLE PARTY RESPONSE, PARKING CE24100565 - OPERATING WITH AN EXPIRED CERTIFICATE.

Officer Champagne presented the case file into evidence and recommended suspending the certificate for 415 days.

Manuel Garcia, Senior Code Compliance Officer, acted as interpreter for the owner, Juan Isla. Mr. Isla indicated he had already paid a fine and taken the property off the Airbnb platform. He confirmed the property was for sale or long-term rental.

Ms. Flynn found in favor of the City and suspended the certificate for 415 days, effective immediately.

**Case: CE24100329**

CONTINUED FROM 12/12/2024

Address: 2413 GULFSTREAM LN

Owner: NAHMANI PROPERTY LLC

This case was first heard on 12/12/24 to comply by 12/22/24. Violations and extensions were as noted in the agenda. The property was in compliance and fines had accrued to \$13,000, \$100 per day for the 13 days the violation had been noted on the property.

Evan Oaks, Code Compliance Officer, recalled that the Special Magistrate had continued the case to allow the representative to gather evidence to prove the property had not been used as a vacation rental on those dates.

Patrick Reece provided documentation from Airbnb and Vrbo stating the listing had been deactivated as of September 12 and had never received any inquiries or reservations. Officer Oaks claimed that bookings could be made during that time and Mr. Reece said the booking companies did not show that. Ms. Hasan said Officer Oaks had provided a screenshot showing the property was available. Officer Oaks said administrative costs totaled \$1,169. Katrina Johnson, Code Manager, suggested imposing administrative costs.

Ms. Flynn imposed administrative costs of \$1,169.

**Case: CE24070775**

REQUEST FOR EXTENSION

Address: 301 NW 12 AVE

Owner: LITTLE BOSS HOLDINGS LLC

This case was first heard on 11/12/24 to comply by 1/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$12,800.

Vanessa Willis, Code Compliance Officer, reviewed the open violations.

Gustavo Ramos said they were in the process of evicting the tenant, who was causing the violations. Officer Willis recommended a 56-day extension and ordering the respondent to attend the 3/27/25 hearing.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/27/25 hearing.

**Case: CE24050598**

Address: 1400 CHATEAU PARK DR

Owner: PADILLA VALLECILLO, MARLEN M

Service was via posting at the property on 1/15/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE MULTIPLE DERELICT VEHICLES WITH NO TAG PARKED/STORED ON THIS PROPERTY

Special Magistrate Hearing

January 30, 2025

Page 26

AND SWALE.  
VIOLATIONS: 9-304 (b)  
THERE ARE MULTIPLE VEHICLES AND RVS 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. THIS IS A REPEAT VIOLATION OF CASE CE23040148 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION OF CASE CE23040148 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO PLYWOOD AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE. THIS IS A REPEAT VIOLATION OF CASE CE23040148 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 9-304(b) within 10 days or a fine of \$100 per day. He also requested imposing a fine of \$100 per day, per violation, for each of the eight days 9-305(b), 18-12.(a), and 47-34.1.A.1. was found to be out of compliance, a total of \$2,400.

Julio Zarco said he had left for military training seven months ago and the property was not maintained. Now that he was home, he was maintaining the property. He said his elderly grandfather lived in the home. He stated they had removed one RV and were applying for a permit to put down gravel. He requested the fine be waived.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) within 56 days or a fine of \$100 per day. She also imposed a fine of \$300 for the time 9-305(b), 18-12.(a), and 47-34.1.A.1. were out of compliance.

Ms. Flynn took a brief recess.

**Case: CE24110464**

Address: 1108 SW 22 AVE

Owner: 1108 FORT LAUDERDALE LAND TR; GENDRE, ANTOINE TRUSTEE

Service was via posting at the property on 1/9/25 and at 1 East Broward Blvd. on 1/16/25.

Ramon Olivera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREE ON THE SWALE HAS BRANCHES ENCROACHING ONTO THE SIDEWALK. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22070618. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24020459. 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. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24020459. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-1. COMPLIED  
THERE IS OUTDOOR STORAGE UNDERNEATH/INSIDE THE CARPORT CONSISTING OF ITEMS INCLUDING BUT NOT LIMITED TO TARPS AND CARDBOARD BOXES 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 THE ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24020459 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 Olivera presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that the violations had existed as cited.

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

**Case: CE24110611**

Address: 651 SW 26 AVE  
Owner: INDUS LLC

Service was via posting at the property on 1/9/25 and at 1 East Broward Blvd. on 1/16/25.

Ramon Olivera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE DESCRIBED AS A 2008 BLACK BMW SUV DISPLAYING A FL TAG NUMBER 58BHCZ EXPIRED 05-24 WITH A VIN NUMBER WBXPC93488WJO3719. THE VEHICLE WAS DISCOVERED IN DERELICT CONDITIONS AS PER THE DEFINITION UNDER SECTION 18-3 DUE TO THE VEHICLE BEING WRECKED AND WITH AN EXPIRED REGISTRATION.

VIOLATIONS: 9-304(b) COMPLIED  
THERE IS A DERELICT VEHICLE PARKED ON THE FRONT YARD (GRASS AREA) AT THIS RESIDENTIAL PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE CE22090076 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: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH ON THIS PROPERTY.

VIOLATIONS: 9-280(C)  
THE WALKWAY OF THIS PROPERTY WAS OBSERVED IN DISREPAIR. THERE ARE AREAS OF THE WALKWAY THAT ARE UNEVEN AND OVERGROWN WITH WEEDS.

Officer Olivera presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day and a finding of fact that violation 9-304(b) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, and found for the City that violation 9-304(b) had existed as cited.

Special Magistrate Hearing

January 30, 2025

Page 28

**Case: CE24030232**

Address: 2900 N FEDERAL HWY

Owner: ETHAN ALLEN INC; % LEASE ADMINISTRATOR

Service was via posting at the property on 12/23/24 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY IN THE BACK ALLEY BEHIND THE BUILDING.

VIOLATIONS: 47-19.5.D.5.

THERE IS A BUFFER WALL ON THE PROPERTY THAT NEEDS REPAIR. THE BUFFER WALL IN THE BACK ALLEY IS BROKEN AND FALLEN IN SECTIONS. THERE ARE SECTIONS THAT ARE MISSING AND IN DISREPAIR.

VIOLATIONS: 24-4 COMPLIED

THERE IS DEBRIS IN THE ALLEY, STREET AND/OR EASEMENT OF THIS COMMERCIAL PROPERTY. THERE IS A COUCH AND OTHER ITEMS IN THE BACK ALLEY OF THIS PROPERTY.

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

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

**Case: CE24050885**

Address: 3827 SW 12 CT 1-4

Owner: PGK INVESTMENTS LLC

Service was via posting at the property on 1/13/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 9-363 COMPLIED

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING IN APT #1 INSIDE THE BEDROOM HAS CRACKS AND STAINS AND IS NOT BEING MAINTAINED.

Officer Moore presented the case file into evidence and recommended ordering compliance within 84 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 84 days or a fine of \$100 per day.

**Case: CE24110192**

Address: 2415 DAVIE BLVD

Owner: HESS RETAIL STORES LLC; PROPERTY TAX DEPARTMENT

Service was via posting at the property on 1/9/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS THAT INCLUDES A LARGE BULK PILE OF LANDSCAPING DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Special Magistrate Hearing

January 30, 2025

Page 29

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

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

**Case: CE24110107**

Address: 108 NE 16 AVE

Owner: ALIRE LTD

Service was via posting at the property on 1/9/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHoles, MISSING/FADED STRIPS AND DISCOLORATION.

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 Noel presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$150 per day, per violation.

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

**Case: CE24090453**

Address: 425 NW 14 WAY

Owner: SANTAMARIA, DAVID ANDRES

Service was via posting at the property on 1/11/25 and at 1 East Broward Blvd. on 1/16/25.

Vanessa Willis, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-304(b) COMPLIED

THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA. ONILI AMERICAS FUSION CUISINE TRAILER ON THE FRONT LAWN.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT INCLUDING BUT NOT LIMITED TO FRONT, SIDE AND REAR WALLS AS WELL AS FASCIA.

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 Willis 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 56 days or

Special Magistrate Hearing

January 30, 2025

Page 30

a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 15 days or a fine of \$250 per day and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

**Case: CE24100286**

Address: 1050 NW 6 ST

Owner: 1050 NW 6TH STREET LLC; % RTW RENTALS

Service was via posting at the property on 1/11/25 and at 1 East Broward Blvd. on 1/16/25.

Vanessa Willis, 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 STAINS AND MISSING, PEELING PAINT INCLUDING BUT NOT LIMITED TO FRONT, SIDE AND REAR WALLS AS WELL AS FASCIA. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22020932 AND AS SUCH FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION WAS FIRST CITED, 10/13/24 AND CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITIES HAS POTHOLES, FADED/MISSING STRIPING, PARKING STOPS WHICH ARE DIRTY/MISSING PAINT, AND ASPHALT HAS CRACKS THROUGHOUT.

Officer Willis 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 imposing a fine of \$200 per day for 9-306, retroactive to 10/13/24, a total of \$2,200, which would continue to accrue until the violation was complied.

Ms. Flynn 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 imposed a fine of \$200 per day for 9-306, retroactive to 10/13/24, a total of \$22,000, which would continue to accrue until the violation was complied.

**Case: CE24110174**

Address: 1012 SE 15 ST

Owner: PATIO CONDO ASSN INC

Service was via posting at the property on 1/16/25 and at 1 East Broward Blvd. on 1/16/25.

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 ZONE PROPERTY. THERE ARE AREAS OF THE PARKING LOT THAT HAVE CRACKS AND POTHOLES. THE PARKING LOT LINE IS FADED.

VIOLATIONS: 9-308(b) COMPLIED

THE ROOF IS STAINED.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE SOFFIT IS STAINED.

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

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

Special Magistrate Hearing

January 30, 2025

Page 31

**Case: CE24110718**

Address: 490 SE 21 ST 1-7

Owner: BEBLUK, WILLIAM &; ROGOWSKI, RONALD R EST

Service was via posting at the property on 1/6/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 15-28

THE BUSINESS/APARTMENT BUILDING (490 SE 21 ST #1-7) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

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

**Case: CE24120041**

Address: 1832 S OCEAN DR

Owner: BT OCEAN DRIVE LLC

Service was via posting at the property on 1/8/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS VACANT PROPERTY.

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

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

**Case: CE24100425**

Address: 900 S FEDERAL HWY

Owner: DAGUR INVESTMENTS III LLC

Personal Service was accepted on 1/13/25. Service was also via posting at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA REQUIRES RESURFACING/RESTRIPIING.

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

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

Special Magistrate Hearing

January 30, 2025

Page 32

**Case: CE24110553**

Address: 1110 S FEDERAL HWY

Owner: SOUTH FEDERAL HIGHWAY DENTAL BUILDING LLC

Service was via posting at the property on 1/13/25 and at 1 East Broward Blvd. on 1/16/25.

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. THERE ARE AREAS OF THE FRONTAGE OF THE PROPERTY THAT HAVE GRAFFITI. 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: 18-12.(a)

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.

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

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with 9-306 within 28 days or a fine of \$100 per day, per violation.

**Case: CE24090753**

Address: 824 NW 15 AVE

Owner: Y N INVESTMENTS LLC

Service was via posting at the property on 1/16/25 and at 1 East Broward Blvd. on 1/16/25.

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. THE REAR OF THE PROPERTY HAS MISSING GROUND COVER AND NEEDS GRASS/SOD. THIS IS A REPEAT VIOLATION FROM CASE CE23010295 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: 9-280(h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH HAVE DAMAGED OR MISSING SLATS. THE CHAIN LINK FENCE IN THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED. THERE ARE MISSING SECTIONS OF THE FENCE. THIS IS A RECURRING VIOLATION FROM CASE CE24030024 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT. GRAVEL DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THE GRAVEL DRIVEWAY IS NOT DEFINED. THIS IS A REPEAT VIOLATION FROM CASE CE24030024 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.

Special Magistrate Hearing

January 30, 2025

Page 33

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE STAIRS ARE IN DISREPAIR AND ALSO HAS STAINS AND DARK MARKS BY THE FRONT DOOR. ALSO THE STAIRS ON THE RIGHT SIDE OF THE HOUSE ARE IN DISREPAIR AND RAILINGS ARE NOT PROPERLY ATTACHED AND/OR SUPPORTED, AND FALLING OVER. THIS IS A REPEAT VIOLATION FROM CASE CE23010295 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)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION FROM CASE CE23010295 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: 18-1. COMPLIED

THERE IS A PLASTIC CONTAINERS 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: 9-308 (b)

THERE IS DEBRIS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF HAS DARK MARKS AND OR STAINS THAT NEED TO BE POWER WASHED AND OR PAINTED.

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 9-280(h) (1) and 9-308(b) within 28 days or a fine of \$50 per day, per violation and imposing a fine of \$100 per day, per violation for 9-305(b), 9-304(b) and 9-306, retroactive to 10/1/24, which would continue to accrue until the violations were complied and imposing a fine of \$100 per day for each of the seven days 18-12.(a) was out of compliance, which would continue to accrue until the violation was complied, a total of \$37,300.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(h) (1) and 9-308(b) within 28 days or a fine of \$50 per day, per violation and imposed a fine of \$100 per day, per violation for 9-305(b), 9-304(b) and 9-306, retroactive to 10/1/24, which would continue to accrue until the violations were complied and imposed a fine of \$100 per day for each of the seven days 18-12.(a) was out of compliance, which would continue to accrue until the violation was complied, a total of \$37,300.

**Case: CE24070296**

Address: 630 NW 22 RD

Owner: VILLARD, EDMOND

Service was via posting at the property on 1/16/25 and at 1 East Broward Blvd. on 1/16/25.

Guy Seiderman, 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. THERE ARE CUPS AND TRASH ON THE SWALE AREA AND THROUGHOUT THE ENTIRE PROPERTY.

Special Magistrate Hearing

January 30, 2025

Page 34

VIOLATIONS: 47-21.9.M. 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 INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

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

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

**Case: CE24050074**

Address: 824 NW 17 AVE

Owner: LOUIS, KERNIDA PIERRE

Service was via posting at the property on 1/16/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 9-280(h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. ALL FENCING MUST HAVE PROPER PARTS AND IN WORKING ORDER. THE POLES SHOULD ALL BE CONNECTED. THERE IS A FENCE POLE IN THE FRONT LEFT SIDE WITH NO TOP ON IT. ALSO THE TOP POLE TO THE FENCE ON THE RIGHT SIDE GOES THROUGH A BUSH AND IT IS NOT CONNECTED OR ATTACHED PROPERLY WITH THE PROPER PARTS.

VIOLATIONS: 9-304(b) COMPLIED

THE PAVED DRIVEWAY IS NOT WELL GRADED AND DUST FREE. THERE ARE CRACKS AND GRASS IS GROWING THROUGH. ALSO, THERE ARE OIL OR DIRT STAINS ON THE DRIVEWAY THAT NEEDS TO BE POWER WASHED. THE CRACKS NEED TO BE FILLED IN AND WEEDS AND GRASS REMOVED FROM THE CRACKS. THIS IS A RECURRING VIOLATION FROM CASE CE24020669 AND 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 ON THE SWALE AREA IN FRONT OF THE HOUSE. THIS IS A RECURRING VIOLATION FROM CASE CE21060385, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWTH GROWING IN THE FENCE AND THROUGH IT. THE SWALE AREA AND FENCE LINE HAS OVERGROWTH AND WEEDS. THIS IS A RECURRING VIOLATION FROM CASE CE24020669, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

Officer Seiderman presented the case file into evidence and recommended ordering 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 and a finding of fact that violation 9-304(b) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation and found for the City that violation 9-304(b) had existed as cited.

Special Magistrate Hearing

January 30, 2025

Page 35

**Case: CE24110256**

Address: 909 ORANGE ISLE

Owner: BANTON, LOUIS S

Service was via posting at the property on 1/11/25 and at 1 East Broward Blvd. on 1/16/25.

Mohammad Dayem, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS SIGNIFICANT OVERGROWTH AND TRASH PRESENT, INCLUDING DEBRIS, LEAVES AND A METAL BAR LOCATED AT THE FRONT, SIDE AND REAR OF THE PROPERTY. THIS ISSUE HAS BEEN PREVIOUSLY DOCUMENTED UNDER CASE NUMBER CE23070047 WHICH MAKES IT A RECURRING VIOLATION AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

VIOLATIONS: 9-313.(a) COMPLIED

THE HOUSE NUMBER BLOCKS ARE THE SAME COLOR AS THE BACKGROUND, RENDERING THEM NEARLY INVISIBLE.

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

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

**Case: CE24100351**

Address: 2835 SW 18 TER 1-2

Owner: 1571 LAND TRUST LLC

Service was via posting at the property on 1/10/25 and at 1 East Broward Blvd. on 1/16/25.

Mohammad Dayem, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-363

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

VIOLATIONS: 9-307(a) COMPLIED

THERE ARE MULTIPLE WINDOWS AND THE FRONT DOOR AT UNIT NUMBER 2 WHICH ARE NOT SECURED IN A TIGHT-FITTING & WEATHERPROOF MANNER. THE WESTSIDE WINDOWS ARE NOT OPERABLE AND UNABLE TO OPEN AND CLOSE.

VIOLATIONS: 9-279(e) COMPLIED

THE KITCHEN SINK/BATHROOM SHOWER DOES NOT SUPPLY HOT WATER AT UNIT NUMBER 2.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 MULTI FAMILY ZONE PROPERTY. THERE IS OUTDOOR STORAGE OF CARDBOARD BOXES AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(C)

THE EXTERIOR WALKWAY IS STAINED AND FADED WITH MULTIPLE CRACKS.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 9-208(c) within 28 days or a fine of \$100 per day and with 9-363 within 10 days or a fine of \$250 per day.

Special Magistrate Hearing

January 30, 2025

Page 36

Ms. Flynn found in favor of the City and ordered compliance with 9-280(c) within 28 days or a fine of \$100 per day and with 9-363 within 10 days or a fine of \$250 per day.

**Case: CE24110708**

Address: 1000 W STATE ROAD 84

Owner: 1000 MARINA MILE DEVELOPMENT LLC

Service was via posting at the property on 1/10/25 and at 1 East Broward Blvd. on 1/16/25.

Mohammad Dayem, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS TRASH, RUBBISH AND DEBRIS ON REAR OF THIS PROPERTY AND ITS SWALE INCLUDING CANS, PLASTIC BOTTLES STYROFOAM PLATES. THIS IS A RECURRING VIOLATION AS PER CASE NUMBER CE24050123 AND CASE WILL BE SCHEDULED FOR MAGISTRATE REGARDLESS OF COMPLIANCE.

VIOLATIONS: 9-304(b) COMPLIED  
THERE IS A TRAILER BEARING A VESSEL PARKED ON THE GRASS NORTHEAST SIDE OF THE PROPERTY, ALONG WITH MULTIPLE CARS AND TRAILERS PARKED ON THE GRASS AT THE REAR OF THE PROPERTY THAT IS VISIBLE FROM PUBLIC RIGHT OF WAY, VIOLATING THE REGULATION AGAINST PARKING ON GRASS.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE MAINTENANCE IS INADEQUATE. THE SWALE AT FRONT AND REAR OF THIS PROPERTY IS NOT BEING MAINTAINED TO A NEAT AND WELL-KEPT STANDARD, WITH VISIBLE AREAS OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 47-20.20.(H) COMPLIED  
THERE IS A POTHOLE IN THE MIDDLE OF THE PARKING LOT. ALSO, DRIVEWAY AT THE REAR IS NOT BEING MAINTAINED IN A SMOOTH WELL-GRADED CONDITION.

VIOLATIONS: 47-21.9.K.  
DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS LOCATION IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA.

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE CHAIN LINK FENCE AT THE REAR OF THE PROPERTY LOCATED ON SW 26 ST IS IN A STATE OF DISREPAIR SHOWING A BENT GATE. THIS IS A RECURRING VIOLATION AS PER CASE NUMBER CE24050123 AND WILL BE SCHEDULED FOR MAGISTRATE REGARDLESS OF COMPLIANCE.

VIOLATIONS: 9-305(a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ON THE REAR OF THE PROPERTY.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. ITEMS INCLUDING PLASTIC BOXES, BARRELS, CONTAINERS AND TRAILERS ARE BEING STORED OUTDOORS ON THIS B-1 ZONED PROPERTY AND ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

Officer Dayem presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation and a finding of fact that violations 18-12.(a) and 9-280(h)(1) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation and a finding of fact that violations 18-12.(a) and 9-280(h)(1) had existed as cited.

**Case: CE24080026**

Address: 2440 NW 31 AVE

Owner: FERTIL, MARCUS; FERTIL, MICHAELA G

Service was via posting at the property on 12/16/24 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 9-363 COMPLIED

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

VIOLATIONS: 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: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. 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 56 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation.

**Case: CE24080497**

Address: 2781 NW 22 ST

Owner: INDUS LLC

Service was via posting at the property on 12/16/24 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. SILVER HONDA CRV WITH NO TAG. THIS IS A REOCCURRING VIOLATION REFER TO CASE NUMBER CE23050161 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A REOCCURRING VIOLATION REFER TO CASE NUMBER CE23050161 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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: 9-363 COMPLIED

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

Special Magistrate Hearing

January 30, 2025

Page 38

Officer Proto presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violations 18-4.(c) and 9-304(b) had existed as cited.

Ms. Flynn found for the City that violations 18-4.(c) and 9-304(b) had existed as cited.

**Case: CE24011044**

Address: 1601 NW 14 ST

Owner: 1601 NW 14TH STREET LLC

Service was via posting at the property on 1/15/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO AIR CONDITIONER AND WATER HEATER ARE NOT WORKING.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING AND THE DOOR OF THE LAUNDRY ROOM ARE IN DISREPAIR.

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

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

**Case: CE24060480**

Address: 1181 NW 19 ST

Owner: FYR SFR BORROWER LLC; %HAVENBROOK HOMES

Service was via posting at the property on 1/15/25 and at 1 East Broward Blvd. on 1/16/25.

Bovary Exantus, 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 REPEAT VIOLATION PER PREVIOUS CASE CE23060467 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE23060467 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE

Special Magistrate Hearing

January 30, 2025

Page 39

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

Officer Exantus presented the case file into evidence and said the violations were now in compliance. He requested imposing a fine of \$200 per day for each day 9-305(b) and 9-304(b) had been out of compliance, a total of \$400.

Ms. Flynn imposed a fine of \$200 per day for each day 9-305(b) and 9-304(b) had been out of compliance, a total of \$400.

**Case: CE24060007**

Address: 1617 NW 11 PL

Owner: TURNER, LILLIE

Service was via posting at the property on 1/15/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 9-280(h)(1)  
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BROKEN AND MISSING PARTS.

VIOLATIONS: 9-304(b)  
THERE ARE VEHICLES/PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS IN DISREPAIR AS WELL AS THE GRAVEL DRIVEWAY IS WORN THROUGH GRASS AND WEEDS GROWING THROUGH 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 INCLUDING RIGHT OF WAY.

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; TIRES, TABLE, WOOD AND MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

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

Officer Exantus 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 \$25 per day, per violation.

Ms. Flynn 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 \$25 per day, per violation.

**Case: CE24070046**

Address: 610 SW 28 DR

Owner: AES USA LLC

Service was via posting at the property on 1/13/25 and at 1 East Broward Blvd. on 1/16/25.

Special Magistrate Hearing

January 30, 2025

Page 40

Rachel Moore, 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. ALL THE GRASS AT THIS PROPERTY IS MISSING/DEAD.

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: 9-363

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

VIOLATIONS: 18-1. COMPLIED

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

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A PICKUP TRUCK IS BEING PARKED ON THE LAWN.

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

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

**Case: CE24070332**

Address: 640 SW 28 DR

Owner: 800 LLC

Service was via posting at the property on 1/13/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 24-7(b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE FIRST MONDAY OF THE MONTH.

VIOLATIONS: 9-304(b)

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.

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: 25-4 COMPLIED

THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. SEVERAL CARS ARE BEING PARKED ACROSS THE SIDEWALK.

Special Magistrate Hearing

January 30, 2025

Page 41

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

Officer Moore presented the case file into evidence and recommended ordering compliance with 9-304(b) within 10 days or a fine of \$100 per day, with 9-363 within 15 days or a fine of \$250 per day and with 9-305(b) within 56 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) within 10 days or a fine of \$100 per day, with 9-363 within 15 days or a fine of \$250 per day and with 9-305(b) within 56 days or a fine of \$100 per day.

**Case: CE24110101**

Address: 2870 SW 1 ST 1-4

Owner: DRAX INVESTMENTS PROPERTIES; III LLC

Service was via posting at the property on 1/16/25 and at 1 East Broward Blvd. on 1/16/25.

Rachel Moore, 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 RECURRING VIOLATION PER CASE NUMBER CE24060603, AND WILL PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

Ms. Flynn found for the City that the violation had existed as cited.

**Case: CE24090060**

Address: 1000 TENNESSEE AVE

Owner: SARGENT, BERYL EST

Service was via posting at the property on 1/16/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 9-280(h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE BROKEN PARTS OF THE FENCE WALL AND PARTS THAT HAVE DARK MARKS NOT BEING MAINTAINED. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22060725. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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. THERE ARE A FEW SPOTS THROUGHOUT THE WALL OF THE PROPERTY THAT HAVE DARK MARKS AND NEED TO BE PAINTED AND OR POWER WASHED. LEFT SIDE OF THE CARPORT AND SEVERAL AREAS THAT THE PAINT IS FADED.

VIOLATIONS: 9-305(a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE LANDSCAPE IS ENCROACHING INTO THE SIDEWALK.

VIOLATIONS: 18-11.(a)  
THE POOL AT THIS UNOCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY

Special Magistrate Hearing

January 30, 2025

Page 42

ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22060725. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-280 (d)  
THE SCREENED PATIO AND CANOPY AWNING IN THE REAR OF THE PROPERTY ARE IN DISREPAIR. THE SCREENS AND CANOPY ARE TORN.

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-11.(A) within 10 days or a fine of \$500 per day and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-11.(A) within 10 days or a fine of \$500 per day and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

**Case: CE24110232**

Address: 1771 E SUNRISE BLVD  
Owner: 1771 E SUNRISE JAD LLC

Service was via posting at the property on 1/9/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 47-22.9. COMPLIED  
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE IS A FEATHER FLAG AND ANY OTHER SIGNS IN SWALE AT SMOKE & VAPE. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE24100709. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

Ms. Flynn found for the City that the violation had existed as cited.

**Case: CE24060305**

Address: 317 NE 13 AVE  
Owner: MARKS-MICHAELIS FAM REV TR; MARKS, STEVEN J TRUSTEE ET AL

Service was via posting at the property on 1/9/25 and at 1 East Broward Blvd. on 1/16/25.

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

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.

Special Magistrate Hearing

January 30, 2025

Page 43

VIOLATIONS: 9-280(b) COMPLIED  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WALKWAY LEADING TO THE FRONT PORCH IS DIRTY WITH STAINS AND DIRTY AND THEIR PARTS THAT IS PEELING AND DAMAGE TO INCLUDE BUT NOT LIMITED TO THE FRONT PORCH.

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: 47-20.13.F.  
THERE IS UNAPPROVED AND PROHIBITED MATERIAL (GRAVEL) ON THE SWALE/RIGHT OF WAY AREA OF A MULTI-FAMILY USE PROPERTY.

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 Noel presented the case file into evidence and recommended ordering compliance within 84 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 84 days or a fine of \$100 per day, per violation.

**Case: CE24070219**

Address: 312 NE 16 TER

Owner: STMEDIA GROUP LLC

Service was via posting at the property on 1/9/25 and at 1 East Broward Blvd. on 1/16/25.

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

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

VIOLATIONS: 9-304(b)  
THE PAVERS IN THIS DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS STAINED WITH DIRT AND/OR OIL.

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: 9-305(a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 25-4 COMPLIED  
THERE IS A VEHICLE(NISSAN FRONTIER) OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

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

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

Special Magistrate Hearing

January 30, 2025

Page 44

**Case: CE24090544**

Address: 1301 NE 5 ST

Owner: JADIN, PHILIPPE; LANGHENDRIES, CHARLES

Service was via posting at the property on 1/9/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT LIMITED TO DEAD PALM FRONDS.

VIOLATIONS: 9-304(b) COMPLIED

THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS STAINS AND IS DISCOLORED LEADING INTO THE CARPORT. THERE IS A VEHICLE PARKED ON THE LAWN.

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. THERE IS GRAVEL IMBEDDED INTO THE SWALE.

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 AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-308(b) COMPLIED

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

VIOLATIONS: 18-1. COMPLIED

THERE IS OUTDOOR STORAGE IN THE CARPORT OF ITEMS INCLUDING, BUT NOT LIMITED TO LADDER, LAWN MOWER, A CART WITH VARIOUS CONTAINERS AND OTHER VARIOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

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

**Case: CE24011037**

Address: 1045 NW 2 AVE

Owner: GAP HOME LLC

Service was via posting at the property on 1/8/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 9-279(e) COMPLIED

THERE IS NO SUPPLY OF HOT WATER AT UNIT "A". THE WATER TEMPERATURE AT UNIT "A"

Special Magistrate Hearing

January 30, 2025

Page 45

WAS FOUND TO NOT BE IN COMPLIANCE WITH THE MINIMUM HOUSING REQUIREMENTS AS PER SECTION 9-279(E) OF 120 DEGREES FAHRENHEIT.

VIOLATIONS: 9-279(g) COMPLIED  
THERE ARE BROKEN PLUMBING FIXTURES FOUND AT UNIT "A". THE TOILET WAS OBSERVED TO BE LEAKING AND THE SHOWER FIXTURE HAS A LEAK.

VIOLATIONS: 9-279(i) COMPLIED  
THE STOVE IN UNIT "A" WAS OBSERVED DAMAGED AND IN DISREPAIR. THE STOVE WAS OBSERVED TO NOT BE OPERATIONAL DUE TO MAJOR DAMAGE.

VIOLATIONS: 9-280(b) COMPLIED  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED IN UNIT "A". ALL PARTS INCLUDING BUT NOT LIMITED TO THE CEILING IN THE KITCHEN AND THE FRONT DOOR OF THE UNIT WERE OBSERVED DAMAGED AND IN DISREPAIR. THE FRONT DOOR HINGE IS BROKEN AND THE DOOR IS ROTTED. THE DOOR LOCKING MECHANISM IS NOT PROPERLY FUNCTIONING TO PROVIDE ACCESS AND MEANS OF EGRESS.

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. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING PAINT.

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

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 ZONED PROPERTY. THE PARKING AREA WAS OBSERVED DETERIORATED WITH UNEVEN SURFACES AND CRACKS. THERE ARE NO PARKING STRIPES TO PROPERLY DIVIDE EACH INDIVIDUAL PARKING SPACE. THE APPROACH TO THE PARKING AREA IS IN DISREPAIR. THE GRAVEL SURFACE WAS OBSERVED UNEVEN AND OVERGROWN WITH WEEDS.

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 Garcia presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days or a fine of \$250 per day and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 15 days or a fine of \$250 per day and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

**Case: CE24070226**

Address: 1423 HOLLY HEIGHTS DR

Owner: THE CASCADE AT HOLLY HEIGHTS CON

Service was via posting at the property on 1/17/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 47-19.4.D.8.  
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION.

Special Magistrate Hearing

January 30, 2025

Page 46

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: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE OIL STAINS, CRACKS, POTHOLES AND DISCOLORATION.

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

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

**Case: CE24020585**

Address: 649 NW 15 ST

Owner: FERTILIEN, SADINET

Service was via posting at the property on 1/8/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 18-4.(c)  
THERE ARE MULTIPLE DERELICT VEHICLES BEING STORED ON THE PROPERTY. THE VEHICLES WERE OBSERVED IN DERELICT CONDITIONS AS PER THE DEFINITION OF SECTION 18-3 DUE TO OVERALL STATE OF NEGLECT AND ABANDONMENT, FLAT TIRES, MISSING OR EXPIRED REGISTRATION AND WITH MISSING OR BROKEN PARTS FOR SAFE OPERATION.

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO DERELICT VEHICLES, METAL PANELS AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.

VIOLATIONS: 47-20.20.(H) COMPLIED  
THE PARKING FACILITY AT THIS RDS-15 ZONED PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED STAINED, COVERED IN A NON-DUSTLESS MATERIAL, OVERGROWN WITH WEEDS, UNEVEN AREAS, CRACKED AND MISSING PARKING STRIPES.

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

VIOLATIONS: 9-304(b)  
THERE ARE VEHICLES PARKED ON THE GRASS AREA OF THE PROPERTY.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING SURFACES 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: 9-313.(a)  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THERE ARE NUMBERS MISSING TO PROPERLY IDENTIFY THE ADDRESS OF THE PROPERTY.

Special Magistrate Hearing

January 30, 2025

Page 47

VIOLATIONS: 9-280(h) (1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE CHAIN LINK FENCE WERE OBSERVED BROKEN AND MISSING SUPPORT.

Officer Garcia presented the case file into evidence and recommended ordering compliance with 18-4(c), 18-12.(a), 9-304(b), and 9-313(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-4(c), 18-12.(a), 9-304(b), and 9-313(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

**Case: CE24070791**

Address: 813 NW 17 ST

Owner: WRIGHT, VINA J; BOSMA, DENNIS HARLAN ET AL

Service was via posting at the property on 1/9/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305(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 Garcia presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

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

**Case: CE24070821**

Address: 1238 NE 3 AVE

Owner: SWEENEY, MARGARET

Personal Service was via posting at the property on 1/17/25. Service was also via posting at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE ARE PALM TREES ON THE PROPERTY THAT HAVE ACCUMULATED DEAD PALMS.

VIOLATIONS: 18-12.(a) COMPLIED

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

Special Magistrate Hearing

January 30, 2025

Page 48

VIOLATIONS: 9-304(b)

THE DRIVEWAY APPROACH AT THIS PROPERTY IS NOT SURFACED WITH A HARD, DUSTLESS MATERIAL AND MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 84 days or a fine of \$50 per day, per violation.

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

**Case: CE24090042**

Address: 1224 NE 5 TER

Owner: 1224 SCJJC LLC

Service was via posting at the property on 1/9/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 24-27.(b) WITHDRAWN

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

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

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

**Case: CE24080266**

Address: 1316 NE 5 AVE

Owner: BEAUTIFUL HOME 100 LLC

Service was via posting at the property on 1/9/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 9-363

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

VIOLATIONS: 24-28. WITHDRAWN

THIS FIVE (5)-UNIT MULTIFAMILY PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER. PROPERTY HAS THREE TRASH CARTS.

VIOLATIONS: 9-280(h) (1)

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

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 24-27.(b) WITHDRAWN

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

Special Magistrate Hearing

January 30, 2025

Page 49

VIOLATIONS: 18-4 WITHDRAWN

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

Officer Williams presented the case file into evidence and recommended ordering compliance with 9-280(h)(1) within 28 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(h)(1) within 28 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

**Case: CE24110277**

Address: 513 W EVANSTON CIR

Owner: MENA, BERNIE JR; JEAN, JOSHUA R

Service was via posting at the property on 1/15/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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

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

**Case: CE24110057**

Address: 400 SW 12 ST 1-2

Owner: JARAMILLO, JAY JUAN

Service was via posting at the property on 1/11/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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

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

**Case: CE24110395**

Address: 903 SW 9 AVE

Owner: FLYING DUTCHMEN HOLDINGS

Service was via posting at the property on 1/11/25 and at 1 East Broward Blvd. on 1/16/25.

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

VIOLATIONS: 15-272(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

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

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$500 per day.

Special Magistrate Hearing

January 30, 2025

Page 50

**Case: CE24120375**

Address: 3151 NW 69 ST

Owner: 3151 NW 69 ST LLC

Service was via posting at the property on 1/15/25 and at 1 East Broward Blvd. on 1/16/25.

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

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

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 180 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE. (CE24100136 - PARKING, NOISE, CE24120351- PARKING).

Officer Champagne presented the case file into evidence and recommended suspending the certificate for 180 days.

Ms. Flynn found in favor of the City and suspended the certificate for 180 days effective immediately.

**Case: CE24110451**

Address: 401 N BIRCH RD 503

Owner: CICERO, MARY BETH H/E; PEREZ-WILSON, SUSAN

Service was via posting at the property on 1/16/25 and at 1 East Broward Blvd. on 1/16/25.

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

**Case: CE24110069**

Address: 1212 NW 6 CT

Owner: CATCHING GROUP SERIES LLC-TLYBRE

Service was via posting at the property on 1/16/25 and at 1 East Broward Blvd. on 1/16/25.

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.

VIOLATIONS: 18-12.(a) COMPLIED

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

Officer Acquavella presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$500 per day.

Special Magistrate Hearing

January 30, 2025

Page 51

**Case: FC24060011**

Address: 301 SW 13 AVE

Owner: HISTORIC WESTSIDE SCHOOL LLC

This case was first heard on 8/13/24 to comply by 9/10/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$42,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$42,300 fine, which would continue to accrue until the property was in compliance.

**Case: FC24090003**

Address: 2889 SW 16 ST

Owner: R S ROCHA LLC

This case was first heard on 10/24/24 to comply by 11/8/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$20,500 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$20,500 fine.

**Case: CE24050691**

VACATE OIF 12/12/204 & REHEAR

Address: 1717 NW 7 TER

Owner: 1717 LAND TR APEX RAPID LLC TRUSTEE

This was a request to vacate the Order Imposing the Fines dated 12/12/2024 and rehear the case.

Ms. Flynn vacated the Order Imposing the Fines dated 12/12/2024.

This case was first heard on 8/29/24 to comply by 9/26/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,100 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE24090029**

Address: 4008 NE 21 AVE

Owner: KUWARSINGH, RACINE; OCON, DAVID

This case was first heard on 10/24/24 to comply by 11/3/24 and 11/21/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$15,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE24070270**

Address: 626 NW 22 RD

Owner: SHADY PINE INVESTMENTS LLC

This case was first heard on 10/24/24 to comply by 11/3/24 and 12/12/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$200 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$200 fine.

**Case: CE24040268**

Address: 1324 MANGO ISLE

Owner: TYRRELL, JANIS A

This case was first heard on 9/10/24 to comply by 9/20/24 and 10/8/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$24,600

## Special Magistrate Hearing

January 30, 2025

Page 52

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

Ms. Flynn imposed the \$24,600 fine, which would continue to accrue until the property was in compliance.

**Case: CE24080169**

Address: 316 NE 4 ST

Owner: DEPENDABLE EQUITIES LLC

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 not in compliance, fines had accrued to \$11,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$11,600 fine, which would continue to accrue until the property was in compliance.

**Case: CE24060295**

Address: 729 SW 2 CT

Owner: SP FLORIDA LLC

This case was first heard on 11/12/24 to comply by 11/22/24 and 12/17/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$28,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$28,550 fine, which would continue to accrue until the property was in compliance.

**Case: CE24020419**

Address: 1209 SW 20 ST

Owner: KALLAHER, KELLY

This case was first heard on 6/27/24 to comply by 9/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE24080286**

Address: 1275 SW 28 RD

Owner: SWAY 2014-1 BORROWER LLC

This case was first heard on 10/24/24 to comply by 11/8/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$10,900 fine, which would continue to accrue until the property was in compliance.

**Case: FC24070013**

Address: 437 SW 4 AVE

Owner: HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE

This case was first heard on 8/29/24 to comply by 9/26/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,100 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

# Special Magistrate Hearing

January 30, 2025

Page 53

**Case:** CE24070929

REQUEST FOR EXTENSION

Address: 1209 NW 2 ST 1-4

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

This case was first heard on 11/12/24 to comply by 11/27/24 and 1/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$16,000.

Ms. Flynn did not grant an extension.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 69 and 70 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:

CE24090462

## **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:

CE24120136

## **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:

CE24100764                      CE24050836

## **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:

CE24120379

## **Cases with No Service**

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

## **Respondent Non-Appearance**

Respondents for the below-listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 2:59 P.M.

  
\_\_\_\_\_  
Special Magistrate

ATTEST:

  
\_\_\_\_\_  
Clerk, Special Magistrate