



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
MARINE INDUSTRIES  
2ND FLOOR MEETING ROOM  
221 SW 3 AVENUE, FORT LAUDERDALE, 33312  
FEBRUARY 11, 2025  
ANNETT CANNON PRESIDING  
9:00 A.M.**

**Staff Present:**

Nadine Blue, Administrative Supervisor  
Crystal Green-Griffith, Administrative Assistant  
Katrina Johnson, Code Compliance Manager  
Tamara Lakes, Administrative Assistant  
Jehenna Williamson, Administrative Assistant  
Rhonda Hasan, Senior Assistant City Attorney  
Amy Brown, Code compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Senior Code Compliance Officer  
Edward Eason, Code Compliance Officer  
Matthew Flesher, Code Compliance Officer  
Patt Gavin, Code Compliance Officer  
Shayqwan Kendrick Code Compliance Officer  
Robert Kisarewich, Fire safety Captain  
Dorian Koloian, Code Compliance Supervisor  
Robert Krock, Code Compliance Officer  
Antoine Loar, Code Compliance Supervisor  
Jessica Martinez, Code Compliance Officer  
Rachel Moore, Code Compliance Officer  
Karl Petersen, Fire Safety Captain  
Rafael Santos, Code Compliance Officer  
Guy Seiderman, Code Compliance Officer  
Gail Williams, Senior Code Compliance Officer

**Respondents and witnesses**

CE24030101: David Rojas	CE24110550: Lindsey Woodruff
CE23120151: Mary Atterbery	FC24110007; CE24010796: Glenn Arthur
CE24070064: John Downey; Laura Colaner	CE24100529: Carmen Caamano
CE24110477: Melissa Petitbo; Cerilio Petitbo	CE24100634: Joseph Sanzeri
CE24100343: James Douglas McCowen	CE24120608: Gloria Wetherington; Roberto Stanziale Esq.
CE24090486: Antoinetta Draicchio	CE24120659: Gloria Wetherington
CE24070126: Martin Venereo	CE24090460: Nazeera Mohammed; Jean Pierre Dupoux
CE24090410: Eric Johnson	CE24090067: John Garces
CE24120203: Charles Konover; Natalie Konover	
CE24090229: Darren Bone	

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

The meeting was called to order at 9:10 A.M.

Case: CE24100634

Address: 3121 NW 65 DR

Owner: SANZERI, CONNIE & JOSEPH

Service was via posting at the property on 1/28/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-5 ZONED PROPERTY INCLUDING PAVERS

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ON THE DRIVEWAY UNDER THE TRAILER, BUCKETS AND OTHER MISCELLANEOUS ITEMS ON THE FRONT OF THE PROPERTY. THERE ARE MULCH BAGS ON THE EAST SIDE OF THE PROPERTY AND SWALE AREA.

VIOLATIONS: 9-304(b)  
THIS PROPERTY IS DIRTY AND/OR STAINED. THERE IS DEBRIS ON THE DRIVEWAY.

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

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

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. and 18-12.(a) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Joseph Sanzeri agreed to comply. He said he had already put down sod and removed the pavers.

Ms. Cannon found in favor of the City and ordered compliance with 47-34.1.A.1. and 18-12.(a) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Case: CE24120608

Address: 3315 E OAKLAND PARK BLVD 202

Owner: OCEANCROSS LLC

Service was via posting at the property on 1/25/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 15-28 COMPLIED  
THE BUSINESS TAX RECEIPT FOR THIS RETAIL BUSINESS (ASTROLOGY BOOKS AND TAROT) IS EXPIRED AND HAS NOT BEEN RENEWED.

VIOLATIONS: 47-6.2.B.9.h  
THERE IS A PSYCHIC OPERATING IN THIS CB ZONE, WHICH IS AN AREA WHERE THIS ACTIVITY IS NOT ALLOWED. PSYCHICS ARE ONLY ALLOWED TO OPERATE IN B-2 ZONES.

VIOLATIONS: 15-34. WITHDRAWN  
THERE IS EVIDENCE OF ENGAGING IN BUSINESS AT THIS LOCATION WITHOUT FIRST OBTAINING THE REQUIRED BUSINESS TAX RECEIPT (BTR). THE BTR FOR THIS BUSINESS IS ONLY FOR RETAIL, NOT FOR PSYCHIC ACTIVITY,

VIOLATIONS: 47-22.9.  
SIGN(S) HAS/HAVE BEEN ERECTED AT THIS CB BUSINESS LOCATION WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE IS A SIGN IN THE WINDOW ADVERTISING PSYCHIC ACTIVITY.

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

Gloria Wetherington, the landlord's representative, said she would not renew the tenant's lease. Roberto Stanziale Esq., attorney for the tenant, said the tenant was removing the signs and would discontinue the psychic services. He said the tenant would switch to retail.

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

Case: CE24120659

Address: 3327 E OAKLAND PARK BLVD

Owner: OCEANCROSS LLC

Personal service was accepted on 1/16/25. Service was also via posting at 1 East Broward Blvd. on 1/29/25.

Patt Gavin, 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. A SANDWICH BOARD IS ON THE SIDEWALK IN FRONT OF THIS CB BUSINESS IN VIOLATION OF CITY SIGN REQUIREMENTS. THIS IS A RECURRENCE OF CASE CE24030315 AND AS SUCH WILL BE SCHEDULED TO APPEAR BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

Gloria Wetherington, the landlord's representative, said she had spoken with the tenant about removing the sign.

Ms. Cannon found for the City that the violation had existed as cited and a repeat violation would incur a \$100 per day fine.

Case: CE24110477

Address: 820 SW 13 ST 1-2

Owner: HONORE, J G & DUROSIER, M H/E; DUROSIER, C & PETITBEAU, E H/E ET AL

Service was via posting at the property on 1/23/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. OUTDOOR STORAGE CONSISTING OF WOOD PALLETS, PVC PIPES, BROOM AND MOPS.

VIOLATIONS: 9-280(h)(1)

THE CHAIN-LINK FENCE AT THIS PROPERTY IN FRONT YARD BY DRIVEWAY IS IN DISREPAIR (BENT) AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES INCLUDING THE CONCRETE DRIVEWAY THAT IS STAINED AND THAT ARE NOT MAINTAINED AT THIS PROPERTY INCLUDING THE ASPHALT DRIVEWAY APRON.

Officer Santos presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 15 days, with 9-280(h)(1) and 47-20.20.(H) within 56 days or a fine of \$100 per day, per violation.

Melissa Petitbo said they had already cleaned the property. She requested additional time to address 47-20.20.(H).

Ms. Cannon found in favor of the City and ordered compliance with 47-34.1.A.1. within 15 days, with 9-280(h)(1) within 56 days and with 47-20.20.(H) within 91 days or a fine of \$100 per day, per violation.

Case: CE24100343

Address: 904 SE 12 ST

Owner: MCOWEN, JAMES DOUGLAS

Service was via posting at the property on 1/23/25 and at 1 East Broward Blvd. on 1/29/25.

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

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

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE BLUE TOYOTA SUV ON THE PROPERTY WITH A FLAT TIRE.

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

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

James McCowen requested more than 28 days to evict the tenant.

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

Case: CE24090067

Address: 6916 NW 29 AVE

Owner: GARCES, JOHN W

Service was via posting at the property on 1/28/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS CASE WILL GO TO SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE FOR FINDING OF FACT ON CASE CE23060940.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY WAS WEED GROWING ON THE PAVERS. THE DRIVEWAY IS NOT BEING KEPT IN A WELL-GRADED APPEARANCE.

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: 9-308(b)  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE TREE PARTICLES AND LEAVES ON THE ROOF. THE ROOF IS STAINED AND/OR DIRTY. THIS CASE WILL GO TO SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE FOR FINDING OF FACT ON CASE CE21080927.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE SUBMITTED FOR SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE REFERENCING CE23060940.

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days, with 9-305(b) within 56 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

John Garces agreed to comply.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days, with 9-305(b) within 56 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Case: CE24010796  
Address: 2624 NE 32 ST  
Owner: GOLDEN EAGLE CONDO ASSN INC

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

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

Glenn Arthur said they were struggling to collect the funds to pay for the work. They already had a contract and a permit. He requested 60 days.

Ms. Cannon granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/8/25 hearing.

Case: CE24090410  
Address: 1911 SW 37 AVE  
Owner: JOHNSON, ERIC M

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 1/29/25.

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

- VIOLATIONS: 9-278(e)  
THERE ARE HURRICANE SHUTTERS COVERING THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.
- VIOLATIONS: 9-280(h)(1)  
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE IN THE CARPORT IS MISSING SLATS. THE WOOD FENCE TO THE RIGHT OF THE CARPORT HAS A MISSING SLAT AND THE PAINT IS FADED.
- VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE HURRICANE SHUTTERS ARE STAINED.
- VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS CRACKED AND HAS GRASS 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.
- VIOLATIONS: 9-305(a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS OVERGROWTH COVERING THE SIDEWALK.

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

Officer Flesher presented the case file into evidence and recommended ordering compliance with 9-278(e) within 10 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Eric Johnson discussed what he had already done to address some of the violations and challenges regarding others. He agreed to comply.

Ms. Cannon found in favor of the City and ordered compliance with 9-278(e) within 10 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Case: CE24090486  
Address: 938 NW 17 AVE  
Owner: PONASA LLC

Service was via posting at the property on 1/27/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. PARTS OF THE FENCE ARE BENT AND NOT CONNECTED. THE WOODED FENCE HAS MISSING SLATS THAT NEED TO BE REPLACED. THE WOODEN FENCE ALSO NEEDS TO BE MAINTAINED AND CLEANED AS WELL.

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. THE FASCIA BOARD HAS STAINS AND DARK MARKS THAT NEEDS TO BE CLEANED.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE23070826 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-308(b) COMPLIED  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS DEBRIS ON THE ROOF AND ITS STAINED WITH DARK MARKS. THIS IS A RECURRING VIOLATION FROM CASE CE22020844 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE AREAS. THIS IS A RECURRING VIOLATION FROM CASE CE23070826, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 24-7(b) COMPLIED  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY ON A NON-BULK TRASH DAY. BULK TRASH PICK UP IS ON THE 3RD MONDAY OF EVERY MONTH. THERE IS TRASH, DEBRIS AND FURNITURE ON THE PROPERTY SWALE.

Officer Seiderman presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 18-12.(a), 9-308(b), and 9-305(b) had existed as cited.

Antoinetta Draicchio was present.

Ms. Cannon found for the City that violations 18-12.(a), 9-308(b), and 9-305(b) had existed as cited.

Case: CE24110550

Address: 2467 CAT CAY LN

Owner: NEVILLE, MATTHEW E; WOODRUFF, LINDSEY A

Personal service was accepted on 1/29/25. Service was also via posting at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 47-21.16.A.

THERE IS A DEAD AVOCADO TREE IN THE REAR OF THE PROPERTY.

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

Lindsey Woodruff said they needed to have a hive removed from the tree before removing it. This process could take weeks.

Ms. Cannon found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day and ordered the respondent to attend the 5/13/25 hearing.

Case: CE23120151

Address: 532 NW 16 AVE

Owner: ATTERBERY, MARY

This case was first heard on 4/9/24 to comply by 4/19/24 and 6/11/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mary Atterbery said they were working toward compliance and requested 90 days. Guy Seiderman, Code Compliance Officer did not object to the request.

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

Case: CE24090460

Address: 3619 DAVIE BLVD

Owner: JRD INVESTMENT PROPERTY LLC

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 15-28

THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

Nazeera Mohammed said they had applied for a business tax receipt for the food truck but she did not know about the "Highline" and barber shop.

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

Case: CE24100529

Address: 2630 SUGARLOAF LN

Owner: CAAMANO, CARMEN

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT TRAILER WITH NO TAGS ON THE PROPERTY. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE24020054. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY IN THE AMOUNT OF \$100 PER DAY. THIS FINE WILL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 9-304(b) COMPLIED

THERE IS A BLACK PACE ARROW RV PARKED ON THE GRASS/LAWN AREA. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE24020054. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY IN THE AMOUNT OF \$100 PER DAY. THIS FINE WILL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT TO IMPOSE THE FINES ACCRUED.

Officer Flesher presented the case file into evidence and said the violations were now in compliance. He requested fine of \$500 for the five days 18-4(c) was in violation and \$400 for the four days 9-304(b) was in violation.

Carmen Caamano said the RV had only been parked on the grass one day and she had her son remove it. She said she had the trailer registration tag but did not put it on the vehicle because people stole them. Officer Flesher showed photos of the RV parked on the grass on four dates. He said the old registration sticker was still on the trailer on 10/29 but the new sticker was on the plate on November 3. Ms. Caamano could not prove the date she had renewed the registration.

Ms. Cannon found in favor of the City and imposed a fine of \$400 for the four days 9-304(b) was out of compliance. She rescheduled the hearing for 18-4(c) to 3/11/25 for Ms. Caamano to provide proof of when she had registered the trailer.

Case: CE24120203

Address: 1917 SW 28 WAY

Owner: KONOVER, CHARLES &; KONOVER, NATALIE

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 47-39.A.1.b.(7)(a)1. COMPLIED

THERE ARE THREE COMMERCIAL VEHICLES, TWO OF THEM WITH TRAILERS ATTACHED AND BEARING THE MARKINGS DUBON LAWN ON THEM PARKED OVERNIGHT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20060695. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

Charles Konover clarified the line between his property and his neighbor's property. He said at times, the neighbor parked on his property.

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

Case: CE24070126

Address: 1111 SW 2 CT

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

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, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Martin Venereo said they were redoing the driveway. He requested 60 days.

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

Case: CE24030101  
Address: 172 SW 35 TER  
Owner: REAL SF INVESTORS LLC

This case was first heard on 10/24/24 to comply by 11/3/24 and 1/30/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Rachel Moore, Code Compliance Officer, recommended reducing fines to administrative costs of \$626.

David Rojas agreed to the fine reduction.

Ms. Cannon imposed administrative costs of \$626.

Ms. Cannon took a brief recess.

Case: CE24090229  
Address: 2323 W STATE ROAD 84  
Owner: CF RV HAVEN LLC

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 47-21.15.A  
6 COCONUT PALM TREES WERE REMOVED FROM THIS B-2 ZONED PROPERTY WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Flesher presented the case file into evidence and recommended imposing a \$600 fine for the removal of four trees without a permit.

Darren Bone said the previous management company had begun the work and he was unaware of it.

Ms. Cannon found in favor of the City and imposed a fine of \$600 for the removal of four trees.

Case: CE24110770  
Address: 1471 NE 54 ST  
Owner: WJ PROPERTIES & ESTATES LLC

Service was via posting at the property on 1/30/25 and at 1 East Broward Blvd. on 1/29/25.

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

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

Case: FC24110004

Address: 3081 NW 19 ST

Owner: SMH 1986 INVESTMENTS LLC

Personal service was accepted on 1/29/25. Service was also via posting at 1 East Broward Blvd. on 1/29/25.

Karl Petersen, Fire Safety Captain, testified to the following violation(s):

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

VIOLATIONS: 1:50.6.2.1, FFPC 8th  
THE HOOD FIRE SUPPRESSION SYSTEM HAS NOT BEEN INSPECTED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 6 MONTHS.

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

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

Case: FC24110005

Address: 2881 NE 32 ST

Owner: PARROT 33306 LLC

Service was via posting at the property on 1/28/25 and at 1 East Broward Blvd. on 1/29/25.

Karl Petersen, Fire Safety Captain, testified to the following violation(s):

VIOLATIONS: NFPA 101:7.9.2.1, FF  
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

VIOLATIONS: NFPA 1:4.5.8.1, FFPC  
THE FIRE ALARM IS NOT FUNCTIONING AS DESIGNED AND INSTALLED.

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

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

Case: FC24110008

Address: 2822 E COMMERCIAL BLVD

Owner: HESTAR 21 LLC

Personal service was accepted on 1/23/25. Service was also via posting at 1 East Broward Blvd. on 1/29/25.

Karl Petersen, Fire Safety Captain, testified to the following violation(s):

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

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

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

Case: FC24120001

Address: 111 SE 19 ST 1-7

Owner: 111 PRINCIPALITIES LLC

Service was via posting at the property on 1/24/25 and at 1 East Broward Blvd. on 1/29/25.

Karl Petersen, Fire Safety Captain, testified to the following violation(s):

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

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

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

Case: FC24120004

Address: 432 SE 20 ST

Owner: 432 SE 20 ST LLC

Service was via posting at the property on 1/24/25 and at 1 East Broward Blvd. on 1/29/25.

Karl Petersen, Fire Safety Captain, testified to the following violation(s):

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

VIOLATIONS: NFPA 1:4.5.8.1, FFPC  
THE FIRE ALARM IS NOT FUNCTIONING AS DESIGNED AND INSTALLED.

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

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

Case: CE24080420

Address: 2639 NW 20 ST 1-2

Owner: JUSMA, MARIE A

Service was via posting at the property on 1/7/25 and at 1 East Broward Blvd. on 1/29/25.

Guy Seiderman, 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 IS BROKEN AND DETACHED FROM SUPPORT POLES.

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

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

Case: CE24120416

Address: 709 SE 7 ST

Owner: BRYANT, MARIA VIRIGINIA & MATHEW

Service was via posting at the property on 1/28/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 9-305(a)

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

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

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

Case: CE24010612

Address: 2180 NE 62 ST

Owner: KOSH

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT OF CASE CE21080035 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING REGARDLESS OF COMPLIANCE. FINES WILL ACCRUE UNTIL COMPLIANCE IS ACHIEVED. PROPERTY WILL BE FINED \$25 EACH DAY WHEN FOUND IN VIOLATION.

VIOLATIONS: 9-304(b)

THE DRIVEWAY IN FRONT OF THIS PROPERTY IS DIRTY/DISCOLORED/FADED/MILDEWED/STAINED. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE NUMBER CE21080035 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING REGARDLESS OF COMPLIANCE. FINES WILL ACCRUE UNTIL COMPLIANCE IS ACHIEVED. PROPERTY WILL BE FINED \$25 EACH DAY WHEN FOUND IN VIOLATION.

VIOLATIONS: 9-308(b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS DIRTY/DISCOLORED/MILDEWED. THIS IS A REPEAT OF CASE CE21080035 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING REGARDLESS OF COMPLIANCE. FINES WILL ACCRUE UNTIL COMPLIANCE IS ACHIEVED. PROPERTY WILL BE FINED \$25 EACH DAY WHEN FOUND IN VIOLATION.

Officer Kendrick presented the case file into evidence and said the violations were now in compliance. He requested imposing a fine of \$25 per day, per violation for each of the nine days the violations had existed, a total of \$675, which would continue to accrue until the violations were in compliance.

Ms. Cannon found for the City that the violations had existed as cited and imposed a fine of \$25 per day, per violation for each of the nine days the violations had existed, a total of \$675, which would continue to accrue until the violations were in compliance.

Case: CE24090398

Address: 3310 NW 66 ST

Owner: MAZZANTI, JAMES N EST; %ALICIA RICHARDS

Service was via posting at the property on 1/28/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 9-308(a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

VIOLATIONS: 9-308(b)

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

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- VIOLATIONS: 9-279(F) COMPLIED  
THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS LOCATION.
- 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) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A REPEAT VIOLATION REFERENCING CASE CE21090742 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE. PROPERTY WILL BE FINED \$50 FOR THE DAYS IT WAS FOUND OUT OF COMPLIANCE.
- VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAS NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FASCIA AT THIS PROPERTY ARE STAINED AND/OR DIRTY. THIS IS A REPEAT VIOLATION AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE. REFERENCING CASE CE21090742. PROPERTY WILL BE FINED \$50 EACH DAY WHEN FOUND IN VIOLATION.
- VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE TREES AND HEDGES THAT NEEDS TO BE TRIMMED AND MAINTAINED AT THIS PROPERTY.
- VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY HAS WEEDS GROWING THROUGH IT AND IS NOT BEING KEPT IN A WELL-KEPT APPEARANCE. THE DRIVEWAY IS DIRTY AND/OR STAINED. THIS IS A REPEAT VIOLATION AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE. REFERENCING CASE CE21090742. PROPERTY WILL BE FINED \$50 EACH DAY WHEN FOUND IN VIOLATION.
- VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REGARDING CASE CE23070603 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE FOR A FINDING OF FACT.

Officer Kendrick presented the case file into evidence. He recommended imposing a fine of \$250 for the five days 9-280(H)(1) was out of compliance; a fine of \$450 each for the nine days 9-306 and 9-304(b) were out of compliance, a total of \$1,150, which would continue to accrue until they were each in compliance; a finding of fact that 18-12.(a) had existed as cited and ordering compliance with 9-308(a) and 9-308(b) within 56 days or a fine of \$50 per day, per violation.

Ms. Cannon found in favor of the City and imposed a fine of \$250 for the five days 9-280(H)(1) was out of compliance; a fine of \$450 each for the nine days 9-306 and 9-304(b) were out of compliance, a total of \$1,150, which would continue to accrue until they were each in compliance; a finding of fact that 18-12.(a) had existed as cited and ordered compliance with 9-308(a) and 9-308(b) within 56 days or a fine of \$50 per day, per violation.

Case: CE24100036

Address: 5200 NE 29 AVE

Owner: JACOBS,TERI

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 8-144(9)  
THERE IS A WHITE AND BLUE VESSEL (FL 7681 NR) RAFTING THE KING RICHARD VESSEL MOORED AT THE DOCK.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY IS STAINED AND/OR DIRTY.

VIOLATIONS: 18-1.  
THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE ARE MULTIPLE ITEMS TO INCLUDE BUT NOT LIMITED TO: GAS CANS AND BUCKETS BEING STORED UNDER THE BACK PORCH OF THIS PROPERTY.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT KING RICHARD VESSEL EXPIRED FL3962SK ON THE SWALE (OR) ON THE PROPERTY.

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 8-144(9) within 10 days or a fine of \$100 per day and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 8-144(9) within 10 days or a fine of \$100 per day and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Case: CE24100464

Address: 3392 NW 63 ST

Owner: CAPOTE, BRIAN H/E; MARIN, MICHELLE

Service was via posting at the property on 1/28/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY IS DISCOLORED AND FADED. THE DRIVEWAY IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE.

VIOLATIONS: 47-34.1.A.1 COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE PAVERS BEING STORED BEHIND THE TRASH CAN ON THIS RS-5 ZONE PROPERTY.

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

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

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

Case: CE24090516

Address: 5403 NE 22 TER

Owner: KNEZEVICH, DAVID

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS MULTI FAMILY PROPERTY IS CRACKED, HAS WEEDS GROWING OVER THE DRIVEWAY. THE DRIVEWAY IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE.

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 THE REAR OF THE PROPERTY.

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

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

Case: CE24110476  
Address: 904 SE 13 ST  
Owner: 13TH STREET LLC

Service was via posting at the property on 1/23/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 9-304(b)  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA IN REAR OF PROPERTY. THIS IS A RECURRING VIOLATION, SEE CASE CE24100326. 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 Santos presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$200 per day.

Ms. Cannon found in favor of the City and ordered compliance within 10 days or a fine of \$200 per day.

Case: CE24120403  
Address: 706 SE 12 ST  
Owner: MILLENNIUM A1A BUILDERS LLC

Service was via posting at the property on 1/23/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING CASE FROM CE22080512 THAT WILL BE PRESENTED TO THE MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE.

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

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

Case: CE24100326  
Address: 904 SE 13 ST  
Owner: 13TH STREET LLC

Service was via posting at the property on 1/23/25 and at 1 East Broward Blvd. on 1/29/25.

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

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

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

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

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

Case: CE24050617

Address: 3421 SW 14 ST

Owner: SRP SUB LLC

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. WHITE CHEVROLET 4 DOOR SEDAN FL TAG PWDW38 EXP 03-23 IN SWALE.

VIOLATIONS: 9-304(b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. DRIVEWAY IS IN A STATE OF DISREPAIR, ASPHALT HAS BROKEN CRACKED/MISSING AREAS AND WEEDS GROWING THROUGHOUT.

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 INCLUDING IN SWALE.

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

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

Case: CE24090507

Address: 3632 SW 16 CT

Owner: WILLIAMS, DOMINIQUE H/E; WILLIAMS, DANNIE PHILLIP

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 1/29/25.

Matthew Flesher, 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 EAST AND WEST SIDES OF THE PROPERTY AND ON THE SWALE.

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

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

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

VIOLATIONS: 47-34.4.B.1. COMPLIED  
THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE A RED SEMI TRUCK CAB AT THIS 8S-8 ZONED LOCATION.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT SEMI TRUCK CAB WITH NO TAG AND A DERELICT RED BUICK LACROSSE LICENSE PLATE KEA X66 WITH EXPIRED TAG ON THE PROPERTY.

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

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

Case: CE24110082  
Address: 3371 SW 23 ST  
Owner: MALONE, DAVID

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 47-34.1.A.1. WITHDRAWN  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-6.85B ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF TRAFFIC CONES AND METAL POLES IN THE DRIVEWAY.

VIOLATIONS: 9-305(a) WITHDRAWN  
THERE IS A PALM TREE GROWING IN SUCH A WAY AS TO ENCROACH ONTO THE PUBLIC RIGHT-OF-WAY ON THE EAST SIDE OF THE PROPERTY.

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

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

VIOLATIONS: 9-280(h)(1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE HAS STAINS. THE BRICK WALL NEXT TO THE CARPORT IS IN DISREPAIR, IT HAS STAINS.

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 AND THE SHUTTERS HAVE STAINS.

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

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

Case: CE24090542  
Address: 2454 TORTUGAS LN  
Owner: RUFFNER, MICHAEL

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 1/29/25.

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

VIOLATIONS: 18-12.(A)  
THERE IS TRASH AND DEBRIS IN THE REAR OF THE PROPERTY. PALM FRONDS ARE SCATTERED THROUGHOUT THE REAR OF THE PROPERTY.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN  
THERE ARE ITEMS BEING STORED OUT OF DOORS ON THIS RS-6.85A ZONED PROPERTY INCLUDING BUT NOT LIMITED TO FENCE PIECES AND A SINK. REMOVE ALL ITEMS BEING STORED OUTDOORS TO A PROPER LOCATION.

VIOLATIONS: 18-11.(b) WITHDRAWN  
THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY DOES NOT HAVE THE REQUIRED SAFEGUARDS TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE.

VIOLATIONS: 9-304(b)  
THE ASPHALT DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE CRACKS AND HOLES.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-304(b) within 28 days or a fine of \$50 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-304(b) within 28 days or a fine of \$50 per day, per violation.

Case: CE24070064  
Address: 604 SE 14 CT  
Owner: COLANER, JOSEPH A

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

Rafael Santos, Code Compliance Officer, confirmed the property was in compliance and recommended reducing fines to administrative costs of \$948.

Laura Colaner, the owner's daughter, noted her father's financial and medical struggles and their difficulty complying the violations. She said her father struggled with the tenants as well.

Ms. Cannon imposed administrative costs of \$948.

Case: CE24010049  
Address: 733 NE 2 AVE  
Owner: AP FLAGLER UPTOWN LLC

This case was first heard on 4/9/24 to comply by 7/9/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,500 and the City was requesting the full fine be imposed.

Ms. Cannon imposed the \$3,500 fine.

Case: CE24020656  
Address: 5711 NE 14 AVE  
Owner: ROMA INVESTMENT PROPERTIES LC

This case was first heard on 5/30/24 to comply by 6/9/24, 6/27/24 and 8/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,400 and the City was requesting the full fine be imposed.

Ms. Cannon imposed the \$19,400 fine.

Case: CE24010671  
Address: 2501 MIDDLE RIVER DR  
Owner: MILLER, MALCOLM EDOUARD

This case was first heard on 5/14/24 to comply by 5/24/24 and 7/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$53,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$53,650 fine, which would continue to accrue until the property was in compliance.

Case: CE24120229  
Address: 1637 N VICTORIA PARK RD  
Owner: STREAM HOLDINGS LLC

Service was via posting at the property on 1/27/25 and at 1 East Broward Blvd. on 1/29/25.

Leonard Champagne, Senior 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 Champagne presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$500 per day.

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

Case: CE23080600  
Address: 3650 SW 12 PL  
Owner: MORGAN, ROYDEL C

This case was first heard on 10/24/24 to comply by 11/3/24 and 1/30/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE24090771

Address: 321 NE 3 ST

Owner: DEPENDABLE EQUITIES LLC

This case was first heard on 11/12/24 to comply by 9/1/24, 11/22/24 and 1/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$37,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$37,800 fine, which would continue to accrue until the property was in compliance.

Case: CE24090009

Address: 316 NE 4 ST

Owner: DEPENDABLE EQUITIES LLC

This case was first heard on 11/12/24 to comply by 11/22/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$8,000 fine, which would continue to accrue until the property was in compliance.

Case: CE23070974

Address: 1011 SW 8 ST

Owner: REZNICHEK, RYAN

This case was first heard on 3/28/24 to comply by 4/25/24 and 8/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$24,800 and the City was requesting \$1,123 be imposed.

Ms. Cannon imposed administrative costs of \$1,123.

Case: CE23120704

Address: 859 NW 16 TER

Owner: ALLIANCE PROPERTY DEVELOPMENT; LLC

This case was first heard on 5/30/24 to comply by 7/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$5,650 fine, which would continue to accrue until the property was in compliance.

Case: CE24100008

Address: 3160 SW 17 ST

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

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 in compliance, fines had accrued to \$400 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine.

Case: CE24090419

Address: 100 NW 7 AVE

Owner: MILLER PROPERTY INVEST LLC; BELLISSIMA REAL ESTATE 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, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$5,600 fine, which would continue to accrue until the property was in compliance.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 36 and 37 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:

FC24110006                      FC24120005                      CE24120422

**Cases Rescheduled**

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

None

**Cases Closed**

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

None

**Cases Withdrawn**

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

CE24060638

**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 11:33 AM.

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

ATTEST:

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