



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
FEBRUARY 27, 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
Amy Brown, Code Compliance Supervisor
Wanda Acquavella, Code Compliance Officer
Mohammad Dayem, Code Compliance Officer
Edward Eason, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Patt Gavin, 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
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
Gail Williams, Senior Code Compliance Officer
Vanessa Willis, Code Compliance Officer

Respondents and witnesses

CE24100679: Carolina Mikeska	CE24030645: David Reidy
CE24090528: Elizabeth Schawe	CE23050960: Natalia Romanova
CE23100021: Marc Phillip	CE24050707: Angela Clark
CE24110371: Jose Cabral	CE24110662: Olena Rubstova; Oleksandr Rubstova
CE23081018: John Watson	CE24090180: Wynter Fromhartz
CE24090394: Edler Destinas	CE24030687: Anthony Gondola
CE24120285: David Gonzales	CE24080450: Matthew Gigante
CE24030770: George Gardner	CE24110098: David Hand
CE24090751: Leif Jeanty	CE24020599: Rosa Marie Gonzalez; Alejandro Feliu
CE24030595; CE24030959: Feliks Sukhovitsky	CE24090334: Alfred Laviviere
CE24100725: Henriette Markwell	CE24100432: James Robert Lee
CE24050662: Colleen Hurt	CE25010336: Paulina Weglarz
CE24030659: Christine Leonardo; Brian Leonardo	CE24090436: Steven Meister
CE24050830: Cardenas Gonzalez	CE25010649: Mark Doyle
CE24070793: Kevin Diaz Esq.	CE24070243: Irzaod Khan
CE24020120: Matteo Vazquez	

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

The meeting was called to order at 9:05 A.M.

Case: CE23100021

Address: 418 MOLA AVE
Owner: EVANS, JOHN

ORDERED TO REAPPEAR

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.

Jean Claude Noel, Code Compliance Officer, said the environmental license had been granted on 2/19/25 and plans had been submitted on 2/21/25. He recommended a 91-day extension.

Marc Phillip agreed to the extension.

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

Case: CE24030659

Address: 1006 SW 20 ST
Owner: LEONARDO, CHRISTINE ANNA

This case was first heard on 7/25/24 to comply by 8/4/24 and 8/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,800 and the City was requesting no fine be imposed.

Bernstein Saimbert, Senior Code Compliance Officer, recommended no fines be imposed.

Christine Leonardo agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: CE24030687

Address: 1500 NW 19 ST
Owner: 19TH STREET FAMILY HOLDINGS LLC

This case was first heard on 10/24/24 to comply by 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. A \$150 fine had already been imposed.

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

Anthony Gondola said they had permits to build the entire center. He requested 28 days to renew the landscape permit. Officer Exantus did not object.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

Case: CE24020120

Address: 1208 SW 31 ST
Owner: CONSEPCION VAZQUEZ,JOSE H/E; VASQUEZ,CATARINO ET AL

This case was first heard on 7/25/24 to comply by 8/4/24 and 8/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,200 and the City was requesting the full fine be imposed.

Bernstein Saimbert, Senior Code Compliance Officer, recommended imposition of the fine.

Matteo Vazquez said his brother had been out of the country.

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

Case: CE24090436

Address: 3031 DAVIE BLVD
Owner: SUNSHINE STATE HOLDINGS II INC

Service was via posting at the property on 2/11/25 and at 1 East Broward Blvd. on 2/14/25.

Rachel Moore, 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, OIL STAINS, CRACKS AND THE WHEEL STOPS ARE STAINED AND DIRTY

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 INCLUDING BUT NOT LIMITED TO THE WALKWAY OF THE PROPERTY.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH THROUGH OUT THE PARKING AREA AND SWALE

VIOLATIONS: 47-22.3.U.1

THERE ARE WINDOW SIGNS COVERING ALL WINDOWS AT THIS COMMERCIAL BUSINESS THAT EXCEEDS TWENTY PERCENT OF EACH WINDOW.

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 47-22.3U.1 within 10 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

Steven Meister requested 180 days because they needed to redo the asphalt.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) and 47-22.3U.1 within 10 days and with the remaining violations within 91 days or a fine of \$100 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 the demolition and plumbing permit applications were awaiting client reply.

Feliks Sukhovitsky presented a list of things he must do to apply for the demolition permit. He said they were waiting for the City to mark the place for the sewer cap. He stated he must have the permit to apply for a loan.

Antoine Loar, Code Compliance Supervisor, objected to any extension because the case had been open almost a year and the site was a blight on the community.

Ms. Flynn did not grant an extension, so the fines would begin to accrue.

Case: CE24100750

ORDERED TO REAPPEAR

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 \$900. A \$300 fine had already been imposed.

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

Feliks Sukhovitsky described his efforts to comply.

Ms. Flynn imposed a \$300 fine.

Case: CE24070793

Address: 1105 ARIZONA AVE

Owner: FKH SFR M LP; % FIRST KEY HOMES LLC

Service was via posting at the property on 2/11/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 9-306 COMPLIED

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

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS DETERIORATED WITH GAPS IN THE SLATS AND THE GARDEN WALL IN FRONT OF THE HOUSE IS EXTREMELY DIRTY.

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 AND THROUGHOUT THE YARD.

VIOLATIONS: 24-7(b) COMPLIED

THERE IS BULK TRASH CONSISTING OF A WOODEN TABLE, GLASS, GARBAGE BAGS AND MISCELLANEOUS ITEMS ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 2ND TUESDAY OF EACH MONTH.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH PILED ON THE SOUTH SIDE OF THE PROPERTY, AND OVERGROWTH ON THE NORTH SIDE OF THE PROPERTY.

VIOLATIONS: 9-304(b)

THE DRIVEWAY OF THIS PROPERTY IS DISCOLORED, WITH GRASS GROWING THROUGH.

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

Kevin Diaz Esq., the owner's attorney, requested 183 days.

Dorian Koloian, Code Compliance Supervisor, requested ordering the respondent to attend the 5/29/25 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 5/29/25 hearing.

Case: CE24020599

Address: 1614 NW 11 PL

Owner: GONZALEZ, ROSA MARIE

This case was first heard on 8/29/24 to comply by 10/24/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,450 and the City was requesting the full fine be imposed.

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

Ramon Olivera, Code Compliance Officer, acted as interpreter for the owner, Rosa Marie Gonzalez. Ms. Gonzalez indicated she had been unable to afford the repairs. Officer Exantus recommended reducing fines to administrative costs of \$1,123.

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

Case: CE23081018

Address: 520 NW 22 AVE

Owner: DAUGHTRY, WILLER EST

This case was first heard on 3/12/24 to comply by 3/22/24 and 5/14/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rachel Moore, Code Compliance Officer, reported the owner was making progress and recommended an extension.

John Watson requested 91 days.

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

Case: CE24030770

Address: 802 SW 25 ST

Owner: GARDNER, GEORGE S

This case was first heard on 6/27/24 to comply by 7/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,825 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mohammad Dayem, Code Compliance Officer, recommended imposition of the fine.

George Gardner described his progress. Amy Brown, Code Compliance Supervisor, said she had communicated with Mr. Gardner about what needed to be done in August. She advised him to discuss options with the landscape department and agreed to provide him with possible financial resources.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

Case: CE24070243

Address: 3543 SW 15 CT

Owner: KHAN, IRZAUD M; BROWN, STEPHANEY M

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, fines had accrued to \$1,400 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, recommended imposition of the fine.

Irzaod Khan described his efforts to comply.

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

Case: CE24110662

Address: 1418 SW 27 ST 1-4

Owner: SYNEKTA DEVELOPMENT CORP

Service was via posting at the property on 2/8/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 47-20.13.B.1.b

THERE IS A GRAVEL DRIVEWAY AT THIS MULTI-FAMILY RESIDENCE, GRAVEL IS NOT PERMITTED AT MULTI-FAMILY RESIDENCES.

VIOLATIONS: 47-20.13.F.

THERE IS PROHIBITED GRAVEL AT THIS MULTIFAMILY PROPERTY IN RIGHT-OF-WAY.

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: 9-363

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 recommended ordering compliance with 9-363 within 15 days or a fine of \$250 per day and with the remaining violations within 91 days or a fine of \$150 per day, per violation.

Olena Rubstova agreed to comply.

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 91 days or a fine of \$150 per day, per violation.

Case: CE24110656

Address: 1430 SW 27 ST

Owner: SYNEKTA DEVELOPMENT CORP

Service was via posting at the property on 2/7/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 47-20.13.B.1.b

THERE IS A GRAVEL DRIVEWAY AT THIS MULTIFAMILY RESIDENCE. GRAVEL IS NOT PERMITTED IN MULTIFAMILY RESIDENCE.

VIOLATIONS: 47-20.13.F.

THERE IS PROHIBITED GRAVEL FOR MULTIFAMILY PROPERTY IN RIGHT OF WAY.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 47-21.16.A. WITHDRAWN

VIOLATIONS: 18-12.(a)

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

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: 9-363

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS OUTDOOR STORAGE AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO: BRICKS, A LADDER AND CART. THEY ARE BEING STORED OUTDOORS ON THIS RS-8 ZONED PROPERTY AND ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days or a fine of \$150 per day, with 9-363 within 15 days or a fine of \$250 per day and with the remaining violations within 91 days or a fine of \$150 per day, per violation.

Olena Rubstova agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 15 days or a fine of \$150 per day, with 9-363 within 15 days or a fine of \$250 per day and with the remaining violations within 91 days or a fine of \$150 per day, per violation.

Case: CE24110098

Address: 1515 SW 23 AVE

Owner: HAND, DAVID

Service was via posting at the property on 2/8/25 and at 1 East Broward Blvd. on 2/14/25.

Ramon Olivera, 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-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS AN INDESCRIBABLE AMOUNT OF OUTSIDE

STORAGE CONSISTING OF LADDERS, DOORS, VACUUMS, BOARDS, BINS, DOORS, GLASS AND MISCELLANEOUS ITEMS.

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

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE LANDSCAPE SURROUNDING THE PROPERTY IS OVERGROWN, AND THERE IS MISSING GROUND COVER ON THE SWALE AREA. THIS IS A REPEAT VIOLATION PER CASE #CE22040252, AND WILL BE FINED BEGINNING THE FIRST DAY THE VIOLATION WAS DISCOVERED 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 PER CASE #CE22040252, AND WILL BE FINED BEGINNING THE FIRST DAY THE VIOLATION WAS DISCOVERED UNTIL COMPLIANCE IS MET.

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

VIOLATIONS: 9-280(h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE AWNINGS ON THE WINDOWS ARE STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A RED NISSAN ALTIMA WITH EXPIRED LICENSE PLATE # FL 815 YIV EXPIRED 05/2020 IS PARKED ON THE SWALE WITH FRONT END DAMAGE AS WELL.

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE HAS DETERIORATED AND HAS BROKEN SLATS.

Officer Olivera presented the case file into evidence and recommended ordering compliance with 9-280(h) and 9-280(h)(1) within 56 days or a fine of \$500 per day, per violation and a find of fact that violations 9-305(b) and 18-12.(a) had existed as cited. Katrina Johnson, Code Compliance Manager, said 9-305(b) and 18-12.(a) were repeat violations and should be fined from the date the violation began. Amy Brown, Code Compliance Supervisor, consulted the inspection history and stated the property had been inspected eight times on which the two violations had existed, and related the dates. Ms. Johnson requested reducing the potential fines for 9-280(h) and 9-280(h)(1) to \$50 per day.

David Hand asked which structure had been cited and Officer Olivera pointed it out in the photos. Mr. Hand described his other efforts to comply.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(h) and 9-280(h)(1) within 56 days or a fine of \$50 per day, per violation and to impose a fine of \$50 per day for each of the eight days 9-305(b) had been out of compliance [\$400], which would continue to accrue, and to impose a fine of \$100 per day for each of the eight days 18-12.(a) had been out of compliance [\$800], which would continue to accrue.

Case: CE25010336

Address: 2795 NE 15 ST

Owner: DASKALOFF, ALEXANDER

Service was via posting at the property on 2/11/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRENCE OF CASE CE21090134 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

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 fine of \$50 per day.

Paulina Weglarz said they lived out of state. She said her landscaper had not cleared the property on time.

Ms. Flynn found for the City that the violation had existed as cited and a repeat violation would incur a fine of \$50 per day.

Case: CE24080450

Address: 1506 NE 20 ST

Owner: GIGANTE, MATTHEW J

Service was via posting at the property on 2/8/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ON 15 AVE.

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

Matt Gigante stated this tree was not on his property; it was on FDOT property adjacent to a bridge. He said the City used to manage the tree but now a contractor maintained the median trees and did not maintain this tree. He had asked about removing the tree in August 2023 and had since maintained the portion of the tree that was over his property. Officer Noel said Mark Almy from Parks and Recreation informed him that Mr. Gigante was responsible for the tree because it was abutting his property. Ms. Flynn heard other cases while Ms. Hasan performed some research.

Upon returning to the case, Ms. Blue withdrew the case.

Case: CE24090394

Address: 539 NE 14 PL

Owner: DESTINAS, EDLER

Service was via posting at the property on 2/11/25 and at 1 East Broward Blvd. on 2/14/25.

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: 9-308(a)

ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

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

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

VIOLATIONS: 99-276(B)(3) WITHDRAWN
THERE IS AN INFESTATION AT THIS PROPERTY.

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS SUCH AS THE ROOF, WALLS AND DOOR, WHICH ARE DETERIORATED AND NOT MAINTAINED.

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

Edler Destinas agreed to comply.

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

Case: CE24110371
Address: 500 E DAYTON CIR
Owner: CABRAL, JOSE

Service was via posting at the property on 2/11/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 47-39.A.1.b.(7)(a)1. COMPLIED
THERE ARE THREE COMMERCIAL VEHICLES BEING PARKED ON THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY. A WHITE AND BLUE GREEK FOOD TRUCK IS ON THE SWALE WITH NO LICENSE PLATE. A RED COMMERCIAL TRUCK WITH NO LICENSE PLATE OR A TRAILER IS PARKED IN FRONT OF THE HOME ON THE GRASS, AND A WHITE BOX TRUCK IS BEING PARKED IN FRONT OF THE HOME.

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

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE COMMERCIAL VEHICLES/TRAILERS AND A BOAT BEING PARKED ON THE GRASS/LAWN AREAS ON THIS PROPERTY.

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

Officer Moore presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Jose Cabral agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day.

Case: CE24100432
Address: 1810 NW 26 TER
Owner: JAMES, LILLIAN EST

Service was via posting at the property on 2/10/25 and at 1 East Broward Blvd. on 2/14/25.

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

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

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.

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- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FLOWER WALLS ARE STAINED AND DIRTY. 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: 18-1.
THERE ARE ITEMS BEING STORED OUTSIDE AT THIS RS-8 ZONED PROPERTY SUCH AS BUT NOT LIMITED TO CHAIRS, BUCKETS AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE PORCH THAT IS CREATING A PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22120272 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.
- VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT DODGE WITH FLAT TIRES STORED ON THE RIGHT OF WAY OF THIS PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22120272 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.
- VIOLATIONS: 47-34.4.A.1. COMPLIED
THERE IS A TRAILER PARKED/STORED ON THE ON RIGHT OF WAY.

Officer Proto presented the case file into evidence and recommended ordering compliance with 18-1. 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 18-4.(c) had existed as cited.

James Robert Lee agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 18-1. 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 18-4.(c) had existed as cited.

Case: CE24090528

Address: 417 SE 12 CT

Owner: RAMADHAR 1 LLC; %FLORIDA PROF PROPERTY MGMT INC

Service was via posting at the property on 2/12/25 and at 1 East Broward Blvd. on 2/14/25.

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

- VIOLATIONS: 47-19.4.b.1.
THERE IS A 2-YARD DUMPSTER NOT BEHIND THE FRONT PROPERTY LINE ON A HARD SURFACE.
2YD DUMPSTER DOES NOT NEED TO HAVE AN ENCLOSURE ONLY A HARD SURFACE BEHIND THE FRONT PROPERTY LINE.

Officer Santos presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$200 per day.

Elizabeth Schawe said there was no way to put the dumpster behind the property line and allow it to be serviced. Another representative pointed out where the dumpster would need to be located, behind a hedge. They now wanted to go back to trash totes. Officer Santos said the alternative was to build an enclosure for the dumpster in its current position. He stated code required a dumpster for buildings with four or more units. Katrina Johnson, Code Compliance Manager, said in the 91 days, the City would meet with Ms. Schawe to discuss a solution.

Ms. Flynn 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 5/29/25 hearing.

Case: CE24050707

Address: 1320 CHATEAU PARK DR
Owner: CLARK, ANGELA

Service was via posting at the property on 2/13/25 and at 1 East Broward Blvd. on 2/14/25.

Bovary Exantus, 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 RIGHT OF WAY. THIS IS RECURRING VIOLATION PER PREVIOUS CE-20010583. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE HEARING.

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 47-21.9.K. WITHDRAWN

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

VIOLATIONS: 9-304(b) COMPLIED

THE GRAVEL APRON DRIVEWAY IS NOT WELL MAINTAINED. THE GRAVEL IS WORN THROUGH THE GRASS AND HAS WEEDS GROWING THROUGH IT.

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

Angela Clark confirmed with Officer Exantus what must be done.

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

Case: CE23050960

Address: 1301 NE 4 AVE
Owner: R S HOLDINGS II LLC

This case was first heard on 9/28/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,600 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 they were repairing the lot, not repaving it.

Natalia Romanova said they were repairing the lot and requested 60 days.

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

Case: CE24100679

Address: 272 SW 28 TER
Owner: GOMEZ, CAROLINA

Service was via posting at the property on 2/11/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY AT THIS PROPERTY HAS FADED.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THE HEDGES ON THE SIDE OF THE PROPERTY ARE NOT BEING TRIMMED.

Officer Moore presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation. She said the owner wished to expand the driveway.

Carolina Mikeska agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE24090334
Address: 1660 SW 22 AVE
Owner: ELITE PARKING 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 \$48,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ramon Olivera, Code Compliance Officer, recommended imposition of the fine.

Alfred Laviviere said he had just purchased the property and had been working on it. He requested 90 days. Amy Brown, Code Compliance Supervisor, recommended and ordering the respondent to attend the 5/29/25 hearing.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/29/25 hearing.

Case: CE24100725
Address: 833 SW 14 CT 1-2
Owner: MARKWELL, HENRIETTE G

Service was via posting at the property on 2/3/25 and at 1 East Broward Blvd. on 2/14/25.

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: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.
THE PARKING FACILITY HAS POTHOLES AND THE STRIPING IS FADED.

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

VIOLATIONS: 9-313.(a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THERE ARE NO ADDRESS NUMBERS VISIBLE ON THE FRONT OF THE PROPERTY.

VIOLATIONS: 47-34.1.A.1
THERE IS ILLEGAL LAND USE AT THIS RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY PROPERTY. THERE IS A WATER TANK BEING STORED OUTDOORS IN FRONT OF THE PROPERTY ON THE PARKING FACILITIES.

Officer Santos presented the case file into evidence and recommended ordering compliance with 9-313.(a) within 10 days and with the remaining violations within 56 days or a fine of \$200 per day, per violation.

Henriette Markwell requested more than 56 days.

Ms. Flynn found in favor of the City and ordered compliance with 9-313.(a) within 10 days and with the remaining violations within 91 days or a fine of \$200 per day, per violation.

Case: CE24090751

Address: 809 NW 15 AVE

Owner: LUCRATIVE INVESTMENT JUNCTURES; LLC

Service was via posting at the property on 2/14/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 24-29.(a)

DUMPSTER OVERFLOWING WITH TRASH NOT MAINTAINED.

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION.

THIS IS A RECURRING VIOLATION FROM CASE CE22041004, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

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

REQUIRED. THERE ARE FENCE PARTS NOT ATTACHED. THE CHAIN FENCE IS NOT ATTACHED TO THE TOP LATCH.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE

PARKING LOT NEEDS TO BE RESURFACED. THE PARKING LINES NEED TO BE PAINTED WITH THE WHEEL STOPS.

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12.(a)

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

THIS IS A RECURRING VIOLATION FROM CASE CE22041004, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT

APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION FROM CASE CE22041004 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

Officer Moore presented the case file into evidence and recommended ordering compliance with 24-29.(A) and 18-12.(a) within 10 days, with 47-19.4.D.8. within 28 days, with 47-20.20.(H), 9-306, and 9-305(b) within 91 days or a fine of \$100 per day, per violation, and with 9-363 within 15 days, or a fine of \$250 per day.

Leif Jeanty said he purchased the property in March 2022 and the City had sent notices to the previous owner. Dorian Koloian, Code Compliance Supervisor said the City used the address with the Broward County Property Appraiser. Katrina Johnson, Code Compliance Manager, said Mr. Jeanty had been sent the notice in April of 2022. Ms. Flynn asked staff to research this. Upon returning to the case, Officer Moore removed references to recurring violations for 47-19.4.D.8., 18-12.(a), and 9-305(b).

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Ms. Flynn found in favor of the City and ordered compliance with 24-29.(A) and 18-12.(a) within 10 days, with 47-19.4.D.8. within 28 days, with 47-20.20.(H), 9-306, and 9-305(b) within 91 days or a fine of \$100 per day, per violation, and with 9-363 within 15 days, or a fine of \$250 per day.

Case: CE25010649

Address: 3315 NE 37 ST

Owner: DOYLE, MARK

Service was via posting at the property on 2/12/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 47-20.13.G.1.

THERE IS ARTIFICIAL TURF CURRENTLY BEING INSTALLED ON THIS PROPERTY, INCLUDING THE SWALE AREA.

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

Mark Doyle requested 56 days and Officer Gavin did not object.

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

Case: CE24120285

Address: 801 NW 18 ST

Owner: ROQUE, RENE DAVID GONZALEZ; RIVERA, CAROLINA

Service was via posting at the property on 2/13/25 and at 1 East Broward Blvd. on 2/14/25.

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.

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

David Gonzales agreed to comply. He said the lessees were running the vacation rental.

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

Case: CE24090180

Address: 1441 NE 3 AVE

Owner: REYES, JACOB S; FROMHARTZ, WYNTER L

Service was via posting at the property on 2/8/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 47-20.20.(H)

THE PARKING AREA AT THIS RDS-15 ZONED PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED TO HAVE UNEVEN SURFACES, POTHOLES, MISSING OR FADED PARKING STRIPES AND IS COVERED IN A NON-DUSTLESS MATERIAL.

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

Wynter Fromhartz requested 90 days.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day.

Ms. Flynn took a brief recess.

Case: CE24050830

ORDERED TO REAPPEAR

Address: 1007 CITRUS ISLE

Owner: AMERICAN HOMES & DEVELOPMENT GROUP LLC

This case was first heard on 8/29/24 to comply by 9/8/24 and 9/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$32,600.

Bernstein Saimbert, Senior Code Compliance Officer, stated all four violations remained.

Cardenas Gonzalez described issues they had encountered when applying for the permit. She said she had the permit and requested 90 days. Officer Saimbert did not object.

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

Case: FC24120006

Address: 420 SE 22 ST

Owner: MH 420 SE LLC

Service was via posting at the property on 2/5/25 and at 1 East Broward Blvd. on 2/14/25.

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 Peterson 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: FC24090004

Address: 1617 SE 17 ST

Owner: 17TH STREET HOTEL LLC

This case was first heard on 10/24/24 to comply by 12/12/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,300 and the City was requesting no fine be imposed.

Karl Peterson, Fire Safety Captain, recommended no fine be imposed.

Ms. Flynn imposed no fine.

Case: FC24100005

Address: 501 W SUNRISE BLVD # 2

Owner: CHERISOL BOLIVRA

This case was first heard on 11/13/24 to comply by 1/14/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,200 and the City was requesting the full fine be imposed.

Karl Peterson, Fire Safety Captain, recommended imposition of the fine.

Ms. Flynn imposed the \$6,200 fine.

Case: CE24070883

Address: 1954 RIVERSIDE DR

Owner: LESHNER, SUSAN MILEY LE; LAMB, CHRISTINA

Service was via posting at the property on 2/12/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND REAR YARD.

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. PORTIONS OF THE FENCE ARE COLLAPSED DUE TO A FIRE.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT AS WELL AS VEGETATION GROWING ON THE BUILDING.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS NON-PERMITTED OUTDOOR STORAGE OF HOUSEHOLD ITEMS ON THE EXTERIOR OF THE DWELLING IN THE REAR YARD.

Officer Eason presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

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

Case: CE24110136

Address: 909 SW 9 TER

Owner: LEMPert, ROBERT; DEVINE-LEMPert, SUSAN

Service was via posting at the property on 2/13/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 9-280(h)(1)
THE WHITE FENCE AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED AS REQUIRED. THE FENCE WAS OBSERVED HAVING STAINS AND/OR MISSING PEELING PAINT.

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

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

Case: CE24100492

Address: 2300 NW 31 AVE

Owner: ZEBRA TR; REYES, JIM TRUSTEE

Service was via posting at the property on 2/10/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20060931 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

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

VIOLATIONS: 9-278(e) COMPLIED
THERE IS PLYWOOD COVERING THE WINDOWS THAT NEED TO BE REMOVED.

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

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

Case: CE24080102

Address: 2921 NW 24 ST
Owner: MCHUGH, PATRICIA

Service was via posting at the property on 2/10/25 and at 1 East Broward Blvd. on 2/14/25.

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

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

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES PARKED ON THE GRASS AREA. THE PAVED DRIVEWAY IN FRONT OF THE PROPERTY IS IN DISREPAIR. THE DRIVEWAY HAVE CRACKS AND POTHOLES AND NEEDS TO BE RESURFACED.

VIOLATIONS: 18-1.
THERE ARE ITEMS BEING STORED IN THE CARPORT AT THIS RS-5 COUNTY PROPERTY SUCH AS BUT NOT LIMITED TO PAINT CANS, COOLERS, CONTAINERS, A LAMP AND OTHER MISCELLANEOUS ITEMS THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-280(h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CARPORT IS IN DISREPAIR AND NEEDS TO BE REPAIRED. THERE ARE AREAS OF MISSING AND PEELING PAINT.

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

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

Officer Proto presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days or a fine of \$250 per day, with 18-1. within 10 days, and with the remaining violations within 56 days or 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, with 18-1. within 10 days, and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Case: CE24030639

Address: 625 NE 17 TER
Owner: 1025 PARK LLC

Service was via posting at the property on 2/8/25 and at 1 East Broward Blvd. on 2/14/25.

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

- VIOLATIONS: 24-29(a) COMPLIED
THERE IS TRASH SCATTERED ABOUT THE DUMPSTER PAD AREA. DUMPSTER IS FREQUENTLY OVERFLOWING WITH LIDS LEFT OPEN.
- 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: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF PERSONAL GOODS AND MATERIALS IN THE FRONT PORCH AREA, INCLUDING BUT NOT LIMITED TO WASHER AND BOXES.
- 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: 47-20.13.f.
THERE IS PROHIBITED GRAVEL FOR MULTIFAMILY PROPERTY IN RIGHT OF WAY.

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

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

Case: CE24100260

Address: 1017 NE 5 ST
Owner: BUTLER, THOMAS; BUTLER, WILLIAM

Service was via posting at the property on 2/8/25 and at 1 East Broward Blvd. on 2/14/25.

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 ITS SWALE. THE GRASS IS OVERGROWN, THE TREE BRANCHES ARE OVERGROWN AND OBSTRUCTING THE RIGHT-OF-WAY AND THERE IS LITTER ON THE PROPERTY.
- 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.
- 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 ALSO GRAVEL EMBEDDED INTO THE LANDSCAPE.

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

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

VIOLATIONS: 9-280(h)(1)
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, LEANING AND NOT SECURED. THE FENCE IS DIRTY AND STAINED. THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

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.

Case: CE24090631

Address: 1209 NW 6 ST

Owner: WALKER, VERDELLE T &; WALKER, STEPHON ET AL

Service was via posting at the property on 2/14/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE ARE LEAVES, WEEDS AND GRASS ENCROACHING THE RIGHT OF WAY ON TO THE SIDE-WALK.

VIOLATIONS: 9-280(h)(1)
THE GARDEN WALL AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE DARK STAINS AND CHIPPED AND PEELING PAINT ON THE GARDEN WALL.

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWTH GROWING THROUGH THE CRACKS OF THE PARKING LOT. THERE IS TRASH AND DEBRIS THROUGHOUT THE LOT. THE REAR OF THE LOT NEEDS TO BE MAINTAINED. THERE IS OVERGROWTH AND THE GRASS THAT NEEDS TO BE ADDRESSED.

Officer Moore 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 \$50 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 \$50 per day, per violation.

Case: CE24090726

Address: 1717 NW 6 PL

Owner: M C CONTRACTORS CORP

Service was via posting at the property on 2/14/25 and at 1 East Broward Blvd. on 2/14/25.

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

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

OBSERVED TRASH ON THE SWALE OF THE PROPERTY, DEBRIS IN A FEW SPOTS OF THE PROPERTY AND OVERGROWTH ALONG THE FENCE AND SWALE AREA OF THE PROPERTY.

Officer Moore presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$150 per day.

Case: CE24100581

Address: 2304 NW 9 CT
Owner: WWA DEVELOPMENT LLC

Service was via posting at the property on 2/5/25 and at 1 East Broward Blvd. on 2/14/25.

Rachel Moore, 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: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE24060233 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-305(b) within 28 days or a fine of \$150 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-305(b) within 28 days or a fine of \$150 per day, per violation.

Case: CE24030645

Address: 1221 AVOCADO ISLE
Owner: REIDY, DAVID STEPHEN

This case was first heard on 5/30/24 to comply by 8/29/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$500.

Mohammad Dayem, Code Compliance Officer, confirmed that the property was not in compliance and did not recommend an extension.

David Reidy said he had filed a motion to dismiss. He said he was close to rebuilding the property and he had a permit to demolish it. Ms. Flynn denied the motion to dismiss and stated demolition would comply the remaining violation. Mr. Reidy requested six weeks.

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

Case: CE24110219

Address: 122 SW 22 AVE
Owner: CHANCE, CLIFFORD M EST

Service was via posting at the property on 2/8/25 and at 1 East Broward Blvd. on 2/14/25.

Ramon Olivera, 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.

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- VIOLATIONS: 18-4.(c)
THERE IS A DERELICT 4 DOOR BEIGE LINCOLN LS ON THE PROPERTY, IT HAS AN EXPIRED FL TAG #MRCMC 3/24.
- VIOLATIONS: 9-313.(a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE NUMBERS ARE FADED AND NOT CLEARLY VISIBLE.
- VIOLATIONS: 9-304(b)
THE CONCRETE DRIVEWAY IS STAINED. THE GRAVEL DRIVEWAY APRON IS NOT BEING MAINTAINED, THE GRAVEL IS MISSING AND WORN AWAY.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS THAT HAVE STAINS AND PEELING PAINT. THERE ARE AREAS OF THE FASCIA THAT ARE STAINED AND DIRTY.
- VIOLATIONS: 9-280(b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE METAL SCREEN DOOR IS STAINED AND DIRTY.
- VIOLATIONS: 9-308(b)
THE ROOF HAS BLACK STAINS AND THERE IS A SANDBAG OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.
- VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.
- VIOLATIONS: 9-278(e) COMPLIED
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

Officer Olivera presented the case file into evidence and recommended ordering compliance with 18-4.(c) and 9-313.(a) within 15 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-4.(c) and 9-313.(a) within 15 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Case: CE24110081

Address: 1820 SW 14 CT

Owner: NOTARI, ADRIA G

Service was via posting at the property on 2/8/25 and at 1 East Broward Blvd. on 2/14/25.

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

- VIOLATIONS: 24-7(b) COMPLIED
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY CONSISTING OF TREE BRANCHES, LEAVES AND YARD DEBRIS. BULK PICK UP IS THE 2ND WEDNESDAY OF EACH MONTH.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS AND FASCIA THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-280(h) COMPLIED
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE GARDEN WALL AROUND THE SWALE AREA IS DIRTY WITH ALGAE AND A BLACK SUBSTANCE.

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VIOLATIONS: 9-308(b) COMPLIED
THE ROOF IS STAINED AND DIRTY, IT IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 47-21.16.A. COMPLIED
THERE ARE SEVERAL TREE STUMPS IN THE FRONT YARD OF THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY.

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

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

Case: CE24120551

Address: 2800 DAVIE BLVD

Owner: DEFRANCO, LOUIS M EST

Service was via posting at the property on 2/8/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE AT THIS RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED OUTDOOR. THE ITEMS ARE DESCRIBED AS BUT NOT LIMITED TO BUCKETS, CRATES, A POT, BAKING PAN, CEILING FAN, TOOLS, GALLON, PLASTIC CONTAINERS, LAUNDRY HAMPERS, BOXES AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THE TRASH AND DEBRIS INCLUDE BUT ARE NOT LIMITED TO CANS, PLASTIC WRAPPERS, BOTTLES, CARDBOARD, PAPER, AND OTHER MISCELLANEOUS DEBRIS. THIS IS A RECURRING VIOLATION, SEE CASE CE23050206. 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: 24-7(b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT OF WAY. THE BULK TRASH CONSISTS OF BUT IS NOT LIMITED TO PLASTIC BUCKETS, WOODEN STORAGE BOX, TOOLBOX, PURSE, CARDBOARD, BACKPACK, ALUMINUM, TARP, LIGHT, BAGS, GREEN BIN, LARGE VASE AND OTHER MISCELLANEOUS ITEMS.

Officer Olivera 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 for the City that violation 18-12.(a) had existed as cited.

Case: CE24100588

Address: 3200 S ANDREWS AVE

Owner: MONKEY CAPITAL LLC

Service was via posting at the property on 2/3/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS OUTDOOR STORAGE CONSIST OF TIRES, WOOD PALLETS, TRASH BINS, CHAIRS, BUCKETS, TOOLS, EQUIPMENT, PROPANE TANK, HAND TRUCK AND OTHER MISC ITEMS ON THE ROW/SWALE). THIS PROPERTY IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY

OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE ALONG SE 32 ST.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-3 COMMERCIAL PROPERTY. THERE ARE LADDERS, TENTS, MACHINERY, EQUIPMENT, METAL STEEL FLOORING AND OTHER MISCELLANEOUS ITEMS ON THE RIGHT-OF-WAY/SWALE ALONG SE 32 ST.

VIOLATIONS: 47-34.4.C.1. COMPLIED
THERE IS A BUS PARKED AND OR BEING STORED AT THIS B-3 COMMERCIAL ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING WHILE PARKED OR STORED WITHIN THE CITY IS NOT PERMITTED.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLES, TRAILERS, AND BOAT TRAILERS ON THE SWALE AT THIS B-3 ZONE COMMERCIAL PROPERTY WITHOUT A VALID TAG ALONG THE SE 32 ST SWALE.

Officer Santos presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$200 per day.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$200 per day.

Case: CE24110731

Address: 3303 SW 15 AVE

Owner: CDH PLANNING LLC

Service was via posting at the property on 2/8/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, AND DEBRIS ON THE PROPERTY. THERE ARE CUPS, PLASTIC BAGS AND PALM FRONDS AT THE FRONT AND THE SIDE OF THE PROPERTY. THIS IS A RECURRING VIOLATION, SEE CASE CE23100098. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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 for the City that violation 18-12.(a) had existed as cited.

Case: CE24120115

Address: 3001 SW 18 TER

Owner: CJP-MML INVESTMENTS LLC

Service was via posting at the property on 2/6/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 47-21.15.A
THERE WERE TWO COCONUT PALM TREES REMOVED WITHOUT FIRST OBTAINING THE REQUIRED PERMIT FROM THE CITY OF FORT LAUDERDALE LANDSCAPING DEPARTMENT. THIS CASE WILL BE BROUGHT TO A SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-21.16.A.
THERE ARE 2 TREE STUMPS LEFT AFTER THE REMOVAL OF A TREE ON THIS RESIDENTIAL PROPERTY.

Officer Dayem presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$200 per day, per violation and imposing a fine of \$300 for removing two trees without a permit.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$200 per day, per violation and imposed a fine of \$300 for removing two trees without a permit.

Case: CE24120125

Address: 908 CITRUS ISLE

Owner: LORETO, ANTHONY; BORDELON, LAUREN

Service was via posting at the property on 2/7/25 and at 1 East Broward Blvd. on 2/14/25.

Mohammad Dayem, 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 THAT IS A RECURRING VIOLATION REF# CE24040589, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A TRAILER BEARING A VESSEL PARKED ON THE GRASS/LAWN AREA, DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH WELL GRADED CONDITION, SHOWING MISSING AND CHIPPING CONCRETE PARTS. THIS IS A RECURRING VIOLATION REFERENCE CE24040589 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305(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 A LONG WITH DEAD PLANTS.

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

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

Case: CE24050444

Address: 1118 NW 15 AVE

Owner: WILLIAMS, CAVESE

Service was via posting at the property on 2/13/25 and at 1 East Broward Blvd. on 2/14/25.

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 ARE STAINED AND DIRTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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

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

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

Officer Exantus presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$25 per day, per violation.

Case: CE24060177

Address: 1118 NW 19 AVE

Owner: LOUIS, MARIE MIREILLE EST

Service was via posting at the property on 2/14/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE MULTIPLE DERELICT VEHICLES STORED ON THIS PROPERTY. A GREEN SATURN WITH NO TAG AND BROWN RAM WITH FLAT TIRES.

VIOLATIONS: 9-304(b)
PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND HOLES 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 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: TABLES, WOOD AND MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 47-34.1.A.1. within 10 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) and 47-34.1.A.1. within 10 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

Case: CE24060179

Address: 1113 NW 19 AVE
Owner: VICTORES, NORMA

Service was via posting at the property on 2/13/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 18-1.
THERE IS OUTDOOR STORE UNDER THE PORCH OF THIS PROPERTY INCLUDING BUT NOT LIMITED TO PLASTIC BINS, TIRE, IGLOO, AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

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

VIOLATIONS: 9-304(b)
PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE IS BROKEN SECTIONS, CRACKS AND HOLES ON THE DRIVEWAY.

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: 9-305(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: 47.34.1.A.1
THERE ARE TIRES, COOLERS, AND OTHER MISCELLANEOUS ITEMS BEING STORED OUTSIDE WHICH IS PROHIBITED AT THIS RS-8 ZONED PROPERTY PER THE ULDR.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days or a fine of \$250 per day, with 18-1. and 18-12.(a) within 10 days and 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 9-363 within 15 days or a fine of \$250 per day, with 18-1. and 18-12.(a) within 10 days and the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE24070650

Address: 1011 NW 20 ST
Owner: THELISMOND, ROSEMOND & RITA C

Service was via posting at the property on 2/13/25 and at 1 East Broward Blvd. on 2/14/25.

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: 18-4.(c) COMPLIED
THERE IS A SILVER DERELICT TOYOTA COROLLA WRECKED/DAMAGE WITH BROKEN WINDSHIELD, AND BROKEN PARTS ON THE SWALE OF THIS PROPERTY.

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 DISCONNECTED PARTS.

VIOLATIONS: 9-304(b)
THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND POTHOLES ON THE DRIVEWAY AND THE BLACKTOP FADED.

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 RIGHT OF WAY.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT, AND THE PAINT IS FADED.

VIOLATIONS: 47-21.16.A.
THERE IS A DEAD TREE STUMP ON THE 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.

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

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

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

Case: CE25010595

Address: 2572 NE 26 ST

Owner: JPV HOME SOLUTIONS LLC

Service was via posting at the property on 2/12/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 9-305(a)
THERE IS LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ON THE MIDDLE RIVER SIDE OF THIS RS-4.4 RESIDENTIAL CORNER PROPERTY.

Officer Gavin 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: CE24010385

Address: 1312 NW 6 AVE

Owner: FLASH,AVA MARIE

Service was via posting at the property on 2/8/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES AND TRAILERS PARKED ON THE LAWN AREA OF THE PROPERTY. IN ADDITION, THE PAVED AREA ON THE SWALE IS NOT PROPERLY MAINTAINED. THERE ARE

UNEVEN AREAS AND CRACKS WITH OVERGROWN WEEDS.

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) COMPLIED
THERE ARE HURRICANE SHUTTERS COVERING THE WINDOWS AT THIS PROPERTY AND NOT ALLOWING ANY MEANS OF EGRESS OR AN OPEN AREA EQUAL TO FIFTY (50) PERCENT OF THE REQUIRED MINIMUM WINDOW AREA FOR VENTILATION.

VIOLATIONS: 9-280(b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE SHUTTERS OF THE PRINCIPLE STRUCTURE ARE STAINED AND IN NEED OF MAINTENANCE. THE FRONT DOOR OF THE SUBJECT PROPERTY APPEARS TO BE NOT WEATHERTIGHT AS IT IS BEING COVERED BY PLYWOOD.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THERE IS A TOYOTA CAMRY PARKED ON THE PROPERTY THAT WAS DISCOVERED TO BE IN DERELICT CONDITIONS AS PER THE DEFINITION OF SECTION 18-3 DUE TO HAVING FLAT TIRES AND AN OVERALL STATE OF NEGLECT.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS ILLEGAL STORAGE OF DERELICT VEHICLES AND COMMERCIAL EQUIPMENT (UTILITY TRAILERS) ON THE PROPERTY. IN ADDITION, THERE IS OUTDOOR STORAGE ON THE NORTH SIDE OF THE PROPERTY. THERE IS AN ACCUMULATION OF BUT NOT LIMITED TO ROOF TILES AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 24-27.(b) COMPLIED
THERE ARE WASTE CONTAINERS IMPROPERLY STORED AT THIS RDS-15 ZONED PROPERTY. THE WASTE CONTAINERS WERE OBSERVED BEING STORED IN FRONT OF THE EXISTING BUILDING LINE.

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

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

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

Case: CE24010651

Address: 1336 NE 2 AVE

Owner: TABOR, MICHAEL BARRY

Service was via posting at the property on 2/8/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS.

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VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. AREAS OF THE GRAVEL WERE FOUND UNEVEN AND POORLY GRADED.

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

VIOLATIONS: 9-280(e) COMPLIED
THE CHIMNEY AT THIS PROPERTY WAS OBSERVED IN NEED OF MAINTENANCE. THE CHIMNEY WAS OBSERVED STAINED, LEANING AND IN NEED OF SUPPORT.

VIOLATIONS: 9-278(e)
THERE ARE HURRICANE SHUTTERS COVERING ALL WINDOWS OF THE PROPERTY AND DO NOT ALLOW MEANS OF EGRESS, NATURAL LIGHTING OR PROPER VENTILATION.

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

Officer Williams presented the case file into evidence and recommended ordering compliance with 9-278(e) within 10 days and with 9-304(b) within 56 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-278(e) within 10 days and with 9-304(b) within 56 days or a fine of \$50 per day, per violation.

Case: CE24080081

Address: 1011 NE 17 CT

Owner: MEAGHER, JOHN S LE; MEAGHER, ROSEMARY LE ET AL

Service was via posting at the property on 2/11/25 and at 1 East Broward Blvd. on 2/14/25.

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

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

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A RED HYUNDAI ELANTRA WITH A FL TAG# IA54RQ IN DERELICT CONDITIONS ON THE PROPERTY. THE VEHICLE WAS DETERMINED TO BE DERELICT AS PER THE DEFINITION UNDER SECTION 18-3 DUE TO AN EXPIRED LICENSE PLATE AND FLAT TIRES.

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

VIOLATIONS: 47-20.20.(H)
THE PARKING AREA AT THIS RM-15 ZONED PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED OVERGROWN, FADED PARKING STRIPES, WHEEL STOPS ARE CHIPPED AND MISSING PAINT AND COVERED IN A NON-DUSTLESS SURFACE.

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

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

Case: CE24080680

Address: 1741 NW 7 AVE

Owner: LEON RODRIGUEZ,FABIO ANANIAS; SUAREZ DE LEON,YOLANDA

Service was via posting at the property on 2/8/25 and at 1 East Broward Blvd. on 2/14/25.

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. THE FRONT OF THE WHOLE LAWN IS COVERED WITH UNPERMITTED GRAVEL AND NEEDS TO BE REPLACED WITH LIVING GROUND COVER(SOD).

VIOLATIONS: 9-304(b) WITHDRAWN

THE PAVED DRIVEWAYS AT THIS PROPERTY IS IN DISREPAIR. THERE ARE CRACKS THROUGHOUT THE DRIVEWAY. THE DRIVEWAYS NEEDS TO BE RESURFACED.

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

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

Case: CE24080766

Address: 1213 NW 1 AVE

Owner: RIGROC PROPERTIES LLC

Service was via posting at the property on 2/8/25 and at 1 East Broward Blvd. on 2/14/25.

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

VIOLATIONS: 9-363 WITHDRAWN

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

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-313.(a) WITHDRAWN

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND FADED 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: 9-280(b) COMPLIED

THE CEILING IN THE CARPORT IS IN DISREPAIR. THERE ARE PORTIONS OF THE WOOD FRAMING THAT ARE DETERIORATED AND BREAKING APART, CAUSING THE CEILING TO CAVE IN.

VIOLATIONS: 9-304(b)

THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. PORTIONS OF THE DRIVEWAY WERE OBSERVED STAINED AND DISCOLORED. THERE ARE OVERGROWN WEEDS IN THE PAVED PORTION OF THE DRIVEWAY. THE DRIVEWAY APPROACH AREA IS MISSING GRAVEL. THE APPROACH AREA OF THE DRIVEWAY IS OVERGROWN BY GRASS, DIRT AND OTHER NON-DUSTLESS MATERIALS.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE ON THE PROPERTY WAS OBSERVED OVERGROWN BY WEEDS AND OTHER LANDSCAPE.

VIOLATIONS: 9-280(h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE GARDEN WALL ON THE PROPERTY IS IN DISREPAIR. AREAS OF THE GARDEN WALL ARE BROKEN AND MISSING. THE EXTERIOR SURFACES OF THE GARDEN WALL HAVE STAINS, MISSING OR FADED PAINT.

Officer Williams presented the case file into evidence and recommended ordering compliance with 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: CE24120621

Address: 1020 NW 6 AVE
Owner: PINK ROSE TK LLC

Service was via posting at the property on 2/8/25 and at 1 East Broward Blvd. on 2/14/25.

Gail Williams, 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: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE OIL STAINS IN BOTH PARKING SPACES. THIS IS REOCCURRING VIOLATION PER CASE CE24010449. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS MET.

Officer Williams presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with 47-20.20.(H) within 56 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days and with 47-20.20.(H) within 56 days or a fine of \$100 per day, per violation.

Case: CE25010020

Address: 1028 NW 6 AVE 1-2
Owner: MFG SWIFT INC

Service was via posting at the property on 2/11/25 and at 1 East Broward Blvd. on 2/14/25.

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 AND/OR ITS SWALE. THIS IS A REOCCURRING VIOLATION REFERENCE CASE NUMBER CE24010451. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING FOR A FINDING OF FACT.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE24010451. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING FOR A FINDING OF FACT.

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

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

Case: CE24030239

Address: 1013 NE 3 AVE 1-4

Owner: VOLUNTEERS OF AMERICA COMMUNITY; % CHRIS LANKFORD

Service was via posting at the property on 2/8/25 and at 1 East Broward Blvd. on 2/14/25.

Gail Williams, Senior 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: 9-308(a) COMPLIED
THE ROOF AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO THE TRUSS AND JOIST IS COMPLETELY DECAYED AND IN DISREPAIR. AREAS OF THE ROOF WERE OBSERVED BROKEN AND MISSING SUPPORT.

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

VIOLATIONS: 47-20.20.(H) COMPLIED
THE PARKING AREA AT THIS RD-15 ZONED PROPERTY IS IN DISREPAIR. AREAS OF THE PARKING FACILITY WERE OBSERVED WITH CRACKS, POTHOLES AND UNEVEN SURFACES.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING OR FADING PAINT.

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

VIOLATIONS: 9-276(B)(3) COMPLIED
THERE IS A NEED FOR THE EXTERMINATION OF RODENTS, VERMIN AND/OR OTHER PESTS PRESENT.

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: CE24100623

Address: 1240 NE 17 AVE

Owner: GLACE 2023 REV TR; SEMENOV, IGOR TRUSTEE

Service was via posting at the property on 2/13/25 and at 1 East Broward Blvd. on 2/14/25.

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.

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.

Case: CE23060733

Address: 1343 NW 13 AVE

Owner: TAYLOR, JEFFREY

This case was first heard on 9/28/23 to comply by 10/26/23 and 11/30/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,295 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE24030919

Address: 1017 SW 22 AVE

Owner: CRESPO, REINALDO J; CRESPO, RICHARD ANTHONY

This case was first heard on 6/27/24 to comply by 7/7/24 and 7/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,400 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE24020476

Address: 500 SW 11 ST

Owner: LENTZ, RICK

This case was first heard on 6/27/24 to comply by 7/12/24 and 8/29/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$22,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$22,150 fine, which would continue to accrue until the property was in compliance.

Case: CE24070929

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, fines had accrued to \$10,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$10,000 fine, which would continue to accrue until the property was in compliance.

Case: CE24090132

VACATE ORDER 12/12/2024 & CLOE

Address: 837 SW 28 ST

Owner: VIVAS, ANDRES; DELILLO, MATTHEW

This was a request to vacate the Order dated 12/12/24 and close the case.

Ms. Flynn vacated the Order dated 12/12/24 and closed the case.

Case: CE24020274

REQUEST FOR EXTENSION

Address: 1219 NE 4 AVE

Owner: 1237 CHURCH OF LIGHT LLC

This case was first heard on 1/30/25 to comply by 1/30/25. Violations and extensions were as noted in the agenda. Fines of

\$12,900 had already been imposed for two violations that were now complied. One violation was not in compliance, and fines had accrued to \$1,400.

Ms. Flynn did not grant an extension, so fines would continue to accrue.

The City entered pages 56 and 57 of complied, closed, withdrawn and rescheduled cases 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:

None

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:

CE25010047 CE24110472 CE24050662

Cases Withdrawn

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

None

Cases with No Service

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


None

Respondent Non-Appearance

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

None

There being no further business, the hearing was adjourned at 12:43 PM.


Special Magistrate

ATTEST:

CLERK, SPECIAL MAGISTRATE