

**Staff Present:**

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  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Senior Code Compliance Officer  
Paulette DelGrosso, Code Compliance Officer  
Edward Eason, Code Compliance Officer  
Matthew Flecher, Code Compliance Officer  
Patt Gavin, Code Compliance Officer  
Shayqwan Kendrick, Code Compliance Officer  
Robert Kisarewich, Fire safety Captain  
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  
Gail Williams, Senior Code Compliance Officer

**Respondents and witnesses**

CE24120289: Craig Mills	CE24100529: Carmen Caamano
CE24040555: Andrew Schein Esq.	CE24120507: Samuel Edelman
CE24120214: Lynn Seppi; David Seppi	CE24030908: Saintira Augustin; Julie Gedeusma
CE24120666: Timothy Ritvo	CE24100606: Eric Bona; Jeffrey Petrie; Nathalie Audet
CE24060587: Xavier DaSilva; Rosy Perez	CE24100012: Jennifer Boutin
CE24020584: Gur Shrenker	CE24090226: Ryan Downs
CE24030709: Omar Persad Esq.	CE24040684: Edwards Jenkins
CE24110429: Elisha Wright	CE24090333: Robert Primo
CE24120379: Alina Smolyar; Gianfranco Pettrone	CE24090287: Barbara Borowy
CE24110227: Dale Clappison	CE24120280: Scott Morris
CE24060338: Michael Garcia Esq.	CE24120110: Rhodis Franchesca
CE25020330: Sean Howell	CE24110236: Michael Orgill

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

The meeting was called to order at 9:14 A.M.

**Case: CE24040555**

**ORDERED TO REAPPEAR**

Address: 301 SW 1 AVE

Owner: PMG-GREYBROOK RIVERFRONT II LLC

This case was first heard on 6/11/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Gustavo Caracas, Code Compliance Officer, confirmed the property was not in compliance.

Andrew Schein, the owner's attorney, said the screening/sign was required per site plan approval but had been erected without a permit. City staff had not approved the new sign and they were working on a new design that staff and/or the City Commission would approve. They had already met with Mayor Trantalis and planned to meet with the NSU Art Museum for feedback on the sign on March 15 at the Mayor's suggestion. He requested 45 days.

Ms. Hasan opposed any further extension and recalled that at the prior hearing, Ella Parker, Development Services Division Manager, had testified that City staff had not caused the delay. Ms. Parker had since indicated there had been no progress. Mr. Schein noted that staff would not make the final decision; the design would be reviewed by the City Commission.

Ms. Cannon granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/8/25 hearing.

Special Magistrate Hearing

March 11, 2025

Page 2

**Case: CE24100012**

**REQUEST FOR EXTENSION**

Address: 3101 SW 20 CT

Owner: BOUTIN, JENNIFER; BOUTIN-BROWN, PATRICIA

This case was first heard on 1/14/25 to comply by 1/29/25, 2/11/25, 3/11/25 and 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,000.

Matthew Flesher, Code Compliance Officer, said the owner would request an extension.

Jennifer Boutin requested an extension. Officer Flesher agreed to 28 days.

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

**Case: CE24040684**

Address: 3820 SW 9 CT

Owner: JENKINS, EDWARD & SYLVANIA

This case was first heard on 10/24/24 to comply by 11/3/24 and 1/31/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,225 and the City was requesting \$580 be imposed.

Rachel Moore, Code Compliance Officer, recommended reducing fines to administrative costs of \$580.

Edward Jenkins agreed to the fine reduction.

Ms. Cannon imposed administrative costs of \$580.

**Case: CE24030908**

Address: 2825 SW 2 CT

Owner: GEDEUSMA, JULIE H/E; AUGUSTIN, SAINTIRA

This case was first heard on 7/9/24 to comply by 10/8/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed.

Rachel Moore, Code Compliance Officer, recommended no fine be imposed.

Julie Gedeusma agreed to the fine reduction.

Ms. Cannon imposed no fine.

**Case: CE24060338**

Address: 2409 DESOTA DR

Owner: CASTRO, ROBERT & SOFIA

Service was via posting at the property on 2/8/25 and at 1 East Broward Blvd. on 2/26/25.

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

VIOLATIONS: 18-1.

THERE IS A LARGE PARTY AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THE NOISE WAS PLAINLY AUDIBLE 25 FEET

Special Magistrate Hearing

March 11, 2025

Page 3

FROM THE PROPERTY LINE AND ABOVE 50 DBA FROM THE COMPLAINANT'S PROPERTY AFTER 10PM. THERE WERE VEHICLES OBSTRUCTING THE RIGHT OF WAY DIRECTLY IN FRONT OF THE PROPERTY. THIS CASE IS A REPEAT VIOLATION (CE22120231) AND WILL BE HEARD AT THE SPECIAL MAGISTRATE HEARING REGARDLESS OF COMPLIANCE. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE AND IS IRREVERSIBLE AND/OR IRREPARABLE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

Officer Krock presented the case file into evidence, played a video of the event and recommended imposing a fine of \$15,000 for the irreparable, irreversible, repeat violation.

Michael Garcia Esq., the owner's attorney, said he had filed a motion to dismiss in June 2024. He requested the name and address of the complainant, stating the case could not proceed without it. Katrina Johnson, Code Compliance Manager, confirmed there was a complainant and was unsure why Mr. Garcia did not have it. Ms. Johnson read the information. Mr. Garcia then claimed the wrong code section had been cited. Officer Krock described how the noise measurements had been taken and noted that after 10 PM, the noise must be "plainly audible" 25 feet from the property to qualify as a violation. Ms. Hasan clarified that the nuisance violation related to "threatens or endangers the public health, safety or welfare," including adjacent properties. Mr. Garcia stated the bodycam footage, in which the neighbors described the deleterious effect of the noise, had not been provided to him. He continued to argue that the wrong code section had been cited. He also claimed that the readings had not been taken pursuant to the method described in the noise code section. He presented a copy of the motion to dismiss he had previously made.

Ms. Johnson said this was cited as a repeat violation because in 2022 and 2023 there were similar parties with similar violations and the owner had been fined \$15,000 in 2022. After the owner provided documentation that the 2022 party had been for adults with disabilities charity, the City had lowered the fine to \$5,000.

Ms. Hasan explained code section 17-7 regarding amplified sound and said it referred to sound that was "plainly audible" from 25 feet from the property line. She noted the statute required a named complainant and address but this was not required to be included on the Notice of Violation. She reviewed the notice that had been sent and posted and noted it comported with the requirements of the statute. Ms. Hasan reviewed the evidence and said the City had met its burden. It was clear from the evidence that a party of this nature clearly had an impact on the neighborhood and endangered its health, safety, and welfare.

Ms. Cannon denied the motion to dismiss, found no notice or due process issues, ruled in favor of the City and imposed a fine of \$15,000 for the irreversible, irreparable, repeat violation.

**Case: CE24090226**

Address: 3391 SW 22 ST

Owner: DOWNS, RYAN CHRISTOPHER

This case was first heard on 1/14/25 to comply by 1/29/25 and 3/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Matthew Flesher, Code Compliance Officer, confirmed the property was not in compliance.

Ryan Downs said the painting was complete, they were seeking a contractor for the driveway, and they had a fence permit. He requested 45 days.

Ms. Cannon granted a 63-day extension, during which time no fines would accrue.

**Case: CE24100606**

Address: 3016 SEVILLE ST 4

Owner: BONA, ERIC P

Service was via posting at the property on 2/19/25 and at 1 East Broward Blvd. on 2/26/25.

Special Magistrate Hearing

March 11, 2025

Page 4

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

VIOLATIONS: 15-28  
THERE IS A KARAOKE SHUTTLE OPERATING AT THE SUBJECT PROPERTY OF WHICH IS UNLICENSED AND WITHOUT A CURRENT YEAR FORT LAUDERDALE BUSINESS TAX RECEIPT.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$100 per day, per violation. She explained that the business could not obtain the business tax receipt until the vehicle was removed from the property.

Eric Bona said his tenants owned the business. Jeffrey Petrie, business owner, described his efforts to comply. Antoine Loar, Code Compliance Supervisor, stated the golf cart with advertisements must be removed. Either the vehicle must be removed or the advertisements on the vehicle must be removed in order to obtain the business tax receipt.

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

**Case: CE24120666**

Address: 1007 SE 11 CT

Owner: RITOS DEVELOPMENT LP

Service was via posting at the property on 2/25/25 and at 1 East Broward Blvd. on 2/26/25.

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

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

VIOLATIONS: 9-280(h)(1)  
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS LEANING AND FALLING, IN A STATE OF DISREPAIR.

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

Officer Caracas presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 90 days or a fine of \$150 per day, per violation. Amy Brown, Code Compliance Supervisor, said multiple factors could contribute to the request for a higher than usual fine.

Timothy Ritvo said the property was in the demolition process.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 91 days or a fine of \$150 per day, per violation.

**Case: CE24110227**

Address: 1470 N DIXIE HWY

Owner: WISTERIA COURT CONDO ASSN INC

Service was via posting at the property on 2/25/25 and at 1 East Broward Blvd. on 2/26/25.

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

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

Special Magistrate Hearing

March 11, 2025

Page 5

Officer Williams presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day.

Dale Clappison said they were in the process of pulling an irrigation permit.

Ms. Cannon found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

**Case: CE24120379**

Address: 1440 NW 7 TER

Owner: PETTRONE, GIANFRANCO; SMOLYAR, ALINA

Service was via posting at the property on 2/19/25 and at 1 East Broward Blvd. on 2/26/25.

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

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

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

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

Alina Smolyar said they had complied with the November order and obtained the certificate in December. She stated in January, the Special Magistrate had waived the fines for the violation. Ms. Hasan said the fines had been waived, but the violation had been determined to exist.

Ms. Cannon found in favor of the City and suspended the rental certificate for 180 days.

**Case: CE25020330**

Address: 2525 GULFSTREAM LN

Owner: LE, SY V

Service was via posting at the property on 2/20/25 and at 1 East Broward Blvd. on 2/26/25.

VIOLATIONS: 15-278(3)

THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE PERMITTED TIME FRAMES.

VIOLATIONS: 15-278.(1)(e)

THERE ARE VEHICLES THAT ARE ASSOCIATED WITH THE SUBJECT VACATION RENTAL PROPERTY, THAT ARE PARKED ON AN UNAPPROVED SURFACE AS PER REQUIRED UNDER SECTION 15-278(1)(E).

VIOLATIONS: 17-7.1.a WITHDRAWN

THERE IS AMPLIFIED NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY THAT CAN BE HEARD FROM A DISTANCE OF APPROXIMATELY FIFTY (50) FEET BETWEEN THE HOURS OF 07:00 AND 22:00.

Matthew Flesher, Code Compliance Officer, testified that The property was cited on 2/10/25. The property was in compliance and he requested a finding of fact that the violations had existed as cited.

Special Magistrate Hearing

March 11, 2025

Page 6

Sean Howell asked about the possibility of losing the certificate and Katrina Johnson, Code Compliance Manager, explained that if the property was found in violation of one more code section, the certificate could be revoked.

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

**Case: CE24120280**

Address: 22 NE 16 PL

Owner: MORRIS, SCOTT

Service was via posting at the property on 2/25/25 and at 1 East Broward Blvd. on 2/26/25.

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

VIOLATIONS: 18-8.(a)  
THIS PROPERTY HAS BEEN BOARDED WITHOUT A BOARDING CERTIFICATE.

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE BROKEN WINDOWS ON PROPERTY.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR, PORTIONS OF THE DRIVEWAY WAS OBSERVED STAINED, DISCOLORED AND WITH WEEDS GROWING OUT OF IT. THE DRIVEWAY AND APPROACH IS NOT BEING MAINTAINED IN A SMOOTH AND WELL-GRADED CONDITION.

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

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

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

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

VIOLATIONS: 9-306  
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.

VIOLATIONS: 18-12.1.(a)WITHDRAWN  
THE PROPERTY IS VACANT, IT SHALL BE DEEMED AN ABANDONED DWELLING AND REGISTERED.

Officer Williams presented the case file into evidence and recommended ordering compliance with 18-8.(a) and 18-12.(a) within 10 days, with the remaining violations within 63 days or a fine of \$150 per day, per violation.

Scott Morris described his efforts to comply and said the previous officer had advised him to keep making progress. Another officer had visited the property a couple of weeks ago and noted the progress. That officer was supposed to get back to Mr. Morris regarding whether he needed to attend this hearing, but he had not. Mr. Morris said there had been a fire and that was why he had boarded up the building.

Ms. Cannon found in favor of the City and ordered compliance with 18-8.(a) and 18-12.(a) within 10 days, with 9-306 and 9-280(b) within 119 days and with the remaining violations within 63 days or a fine of \$150 per day, per violation.

Special Magistrate Hearing

March 11, 2025

Page 7

**Case: CE24120289**

Address: 200 SW 9 AVE 1-2

Owner: MILLS, CRAIG A H/E; CARIMBOCAS, JUDY L

Service was via posting at the property on 2/19/25 and at 1 East Broward Blvd. on 2/26/25.

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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

Craig Mills said he had already applied for the certificate.

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

**Case: CE24060587**

Address: 1044 NW 4 AVE

Owner: PLATINI DA SILVA XAVIER, MICHEL; PEREZ, ROSY

This case was first heard on 9/26/24 to comply by 10/24/24 and 12/26/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,450 and the City was requesting the full fine be imposed.

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

Xavier DaSilva said the vehicle was not his and the City had towed it. He said he was doing his best to maintain the home himself but was currently unemployed. He asked about a grant program to help repair the house. Antoine Loar, Code Compliance Supervisor, recommended no fines be imposed.

Ms. Cannon imposed no fine.

**Case: CE24090333**

Address: 5150 BAYVIEW DR

Owner: PRIMO, ROBERT M

Service was via posting at the property on 2/24/25 and at 1 East Broward Blvd. on 2/26/25.

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. THE HEDGES AT THIS PROPERTY IS NOT BEING MAINTAINED. THIS IS A RECURRING VIOLATION, REFERENCE CASE NUMBER CE23080980 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

VIOLATIONS: 8-91.(c) COMPLIED

THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

VIOLATIONS: 8-91.(e) COMPLIED

THERE IS A WHITE AND BLUE CHATTANOOGA BOATS VESSELS OR WATERCRAFT MOORED TO MOORING STRUCTURES MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE.

VIOLATIONS: 9-306

Special Magistrate Hearing

March 11, 2025

Page 8

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

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY IS FADED/ DISCOLORED AND HAS WEEDS GROWING THROUGH THE PAVERS. THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, REFERENCE CASE NUMBER CE23080980 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days or a fine of \$100 per day, with 9-305(b) within 28 days or a fine of \$100 per day, with 9-304(b) within 28 days or a fine of \$50 per day and with 9-306 within 63 days or a fine of \$50 per day.

Robert Primo said he had already done some work and asked what else must be done. Antoine Loar, Code Compliance Supervisor, stated the officer would visit the property and explain how to comply.

Ms. Cannon found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$100 per day, with 9-305(b) within 28 days or a fine of \$100 per day, with 9-304(b) within 28 days or a fine of \$50 per day and with 9-306 within 63 days or a fine of \$50 per day.

**Case: CE24100529**

ORDERED TO REAPPEAR

Address: 2630 SUGARLOAF LN

Owner: CAAMANO, CARMEN

VIOLATIONS: 18-4.(c) CONTINUED FROM 2/11/2025  
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 FINES IMPOSED - \$400  
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.

Matthew Flesher, Code Compliance Officer, testified that the property was cited on 9/18/24. The property was in compliance and he requested imposition of a fine of \$100 per day for the five days 18-4.(c) had been out of compliance, a total of \$500.

Carmen Caamano said she kept the registration and tag inside the house to prevent it from being stolen. Ms. Cannon recalled Ms. Caamano was supposed to bring evidence that the trailer had been registered when it was cited. Officer Flesher said the valid tag had not been on the trailer until November 3.

Ms. Cannon imposed a fine of \$100 per day for the five times the property was found to be in violation, a total of \$500.

**Case: CE24120110**

Address: 6602 N FEDERAL HWY

Owner: IN & OUT REALTY LLC; 4000 N FEDERAL HWY LLC

Personal service was accepted on 2/25/25. Service was also via property on 2/25/25 and at 1 East Broward Blvd. on 2/26/25.

Special Magistrate Hearing

March 11, 2025

Page 9

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

VIOLATIONS: 9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE IS MISSING AND/OR BARE AREAS OF LAWN COVER. THERE IS MISSING GROUND COVER THROUGHOUT THE PROPERTY.

VIOLATIONS: 47-20.20.(H)

THE PARKING LOT IS NOT BEING MAINTAINED IN A DUST FREE CONDITION. THERE ARE POTHoles, MISSING ASPHALT, OIL STAINS AND DISCOLORATION. THE WHEEL STOPS ARE STAINED AND DIRTY.

Officer Williams presented the case file into evidence and recommended ordering compliance with within 63 days or a fine of \$100 per day, per violation.

Rhodus Franchesca said they were working on it and requested additional time for the parking lot.

Ms. Cannon found in favor of the City and ordered compliance with 9-305(b) within 63 days and with 47-20.20.H within 91 days or a fine of \$100 per day, per violation.

**Case: CE24020584**

Address: 1104 NW 7 AVE

Owner: FAST LANE CAPITAL LLC

This case was first heard on 5/14/24 to comply by 5/24/24 and 7/9/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,800 and the City was requesting the full fine be imposed.

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

Gur Shrenker requested a fine reduction. He said he had hired a contractor and had a difficult time communicating with the officer. He said he had informed Officer Garcia on October 23 that the pavement had passed inspection, so the work was actually completed a week earlier than the fine calculation indicated. He provided a copy of the email. Staff recalculated the fine amount to \$5,100.

Ms. Cannon imposed the \$5,100 fine.

**Case: CE24120214**

Address: 812 NW 1 AVE

Owner: SHALLENBERGER,WAYNE P; SHALLENBERGER,JEAN M

Service was via posting at 1 East Broward Blvd. on 2/26/25 and by appearance of the respondent at the hearing.

VIOLATIONS: 9-305(a)

THERE ARE TREE BRANCHES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY WHICH INCLUDES THE SWALE AREA AND GROWING OUT ONTO THE ROAD.

VIOLATIONS: 24-7(b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY CONSISTING OF FURNITURE ITEMS INCLUDING MATTRESS, COUCH, BED FRAME ETC.

Jessica Martinez, Code Compliance Officer, testified that The property was cited on 12/9/24.

David Seppi said he was appealing the \$100 trip charge. He said they had removed the bulk trash themselves.

Ms. Cannon granted the appeal.

**Case: CE24110236**

Special Magistrate Hearing

March 11, 2025

Page 10

Address: 1032 NW 5 AVE

Owner: INDIGO GLOBAL PROPERTIES LLC

Service was via posting at 1 East Broward Blvd. on 2/26/25 and by the appearance of the respondent at the hearing.

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

VIOLATIONS: 18-4.(c) WITHDRAWN

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE AND/OR ON THE PROPERTY. GREY CHEVY MALIBU FLAT TIRE. BROKEN WINDOW, EXPIRED TAG.

VIOLATIONS: 24-27.(b) WITHDRAWN

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS 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 CHAIN LINK/WOODEN FENCE IS (ARE) IN DISREPAIR; TOP BAR, SECTIONS OF THE SCREEN MESH, HAS BECOME DETACHED FROM THE FENCE OR HAS BEEN REMOVED. SECTIONS OF THE CHAIN LINK FENCE ARE BENT AND/OR RUSTED.

Officer Williams presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Michael Orgill said he had spoken with Antoine Loar, Code Compliance Supervisor in December and explained he was having surgery but he would get to the violations in March and Supervisor Loar said this was satisfactory. He was now scheduled for another surgery but said his son-in-law would complete the work by the first week in May.

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

**Case: CE24120507**

Address: 2710 NE 56 CT

Owner: E P NORTH FTL LLC

Service was via posting at the property on 2/24/25 and at 1 East Broward Blvd. on 2/26/25.

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

VIOLATIONS: 9-304(b)

THE DRIVEWAY AT THE PROPERTY IS STAINED AND/OR DIRTY. THE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE.

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 REAR

Special Magistrate Hearing

March 11, 2025

Page 11

OF THE PROPERTY.

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 9-304(b) within 28 days or a fine of \$50 per day and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Samuel Edelman described his plan to comply and requested three to four months.

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

**Case: CE24090287**

Address: 6500 NE 21 AVE

Owner: JANE BARBARA BOROWY REV TR

Service was via posting at the property on 2/25/25 and at 1 East Broward Blvd. on 2/26/25.

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

VIOLATIONS: 9-280(h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE BACKYARD SCREEN PATIO IS IN DISREPAIR. THERE ARE IGUANAS ENTERING THE POOL AREA. THE STRUCTURE IS DIRTY AND/OR STAINED. THE GROUND IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE, IT IS DIRTY AND/OR STAINED. THE SCREENS ON THE STRUCTURE ARE IN DISREPAIR.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FRONT DOOR OF THIS PROPERTY IS NOT PROPERLY SECURED.

VIOLATIONS: 9-308(b) COMPLIED

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

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.

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

Barbara Borowy said it taken months for an engineer to provide a report for the permit application.

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

**Case: CE24030709**

Address: 1115 NW 1 AVE

Owner: SMITH, THOMAS A

This case was first heard on 6/27/24 to comply by 7/7/24, 7/25/24 and 9/26/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$46,600 and the City was requesting the full fine be imposed.

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

Omar Persad Esq., the owner's attorney, said a few of the violations had been complied in time. He said a tenant had been responsible for some of the violations and the owner had told the tenant to leave. Ms. Cannon took a brief recess for staff to check the fine calculations. Upon returning to the case, staff confirmed that the \$46,600 fine amount was correct.

Special Magistrate Hearing

March 11, 2025

Page 12

Ms. Cannon imposed the \$46,600 fine.

**Case: FC24120021**

Address: 925 NW 3 AVE

Owner: 925 NW 3 AVE LAND TR JAG REAL ESTATE HOLDINGS LLC TRUSTEE

Service was via posting at the property on 2/24/25 and at 1 East Broward Blvd. on 2/26/25.

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: CE24120060**

Address: 504 SE 18 CT 1-4

Owner: BROWARD HOUSE INC

Service was via posting at the property on 2/18/25 and at 1 East Broward Blvd. on 2/26/25.

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

VIOLATIONS: 9-313(a)~COMPLIED  
PROPERTY IS MISSING 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 IN THE REAR OF THE PROPERTY.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS AN ACCUMULATION OF LEAVES, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. IT IS LOCATED BEHIND THE BUILDING ON THE WESTSIDE.

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

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: CE25010576**

Address: 4300 BAYVIEW DR

Owner: BAYVIEW HOUSE PROJECT LLC

Personal service was accepted on 2/24/25. Service was also via posting at 1 East Broward Blvd. on 2/26/25.

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

VIOLATIONS: 9-363

Special Magistrate Hearing

March 11, 2025

Page 13

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

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

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

**Case: CE25010940**

Address: 1725 SW 4 ST

Owner: LANIGAN, THOMAS P

Service was via posting at the property on 2/27/25 and at 1 East Broward Blvd. on 2/26/25.

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

VIOLATIONS: 18-1.

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

Officer Eason 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: CE24120332**

Address: 300 SW 4 CT

Owner: MAIC OF QUEENS INC

Service was via posting at the property on 2/19/25 and at 1 East Broward Blvd. on 2/26/25.

Edward Eason, 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 HAVE STAINS AND/OR MISSING/PEELING PAINT.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RAC-SMU ZONED PROPERTY. THE PARKING LOT WAS OBSERVED BEING FADED AND HAVING POTHOLES. THE WHEEL STOPS WERE DIRTY AND STAINED.

VIOLATIONS: 9-280(h)(1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE WAS OBSERVED HAVING MISSING/BROKEN SECTIONS AND STAINS THROUGHOUT.

Officer Eason presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

**Case: CE24120446**

Special Magistrate Hearing

March 11, 2025

Page 14

Address: 418 MOLA AVE

Owner: EVANS, JOHN

Service was via posting at the property on 2/18/25 and at 1 East Broward Blvd. on 2/26/25.

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

VIOLATIONS: 8-91.(c)

THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION. THE WOODEN DOCK HAS A MISSING SECTION AND MISSING SLATS, SOME AREAS ARE ROTTEN, AND THERE ARE WOODEN PARTS THAT HAVE NAILS THAT STICK OUT.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 90 days or a fine of \$50 per day and ordering the respondent to attend the 6/10/25 hearing.

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 6/10/25 hearing.

**Case: CE25010577**

Address: 3100 SW 20 CT

Owner: SRP SUB LLC

Service was via posting at the property on 2/9/25 and at 1 East Broward Blvd. on 2/26/25.

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

VIOLATIONS: 9-308(b) COMPLIED

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS PLANT MATTER GROWING ON THE ROOF. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20030574. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED

THE DRIVEWAY IS IN DISREPAIR. THERE IS GRASS OR WEEDS GROWING THROUGH IT ON THE EAST SIDE AND THERE ARE CRACKS AND HOLES THROUGHOUT THE DRIVEWAY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24120026. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE METAL ABOVE THE FASCIA HAS STAINS. THE SHUTTER ON THE EAST SIDE OF THE PROPERTY HAS STAINS AND PLANT MATTER GROWING ON IT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24070056. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED

THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BLACK PALLETS OR BLACK BRICKS AT THIS RS-6.85B ZONED PROPERTY.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THERE ARE DEAD PALM FRONDS AND COCONUTS SCATTERED THROUGHOUT THE PROPERTY AND THE SWALE ON 20<sup>TH</sup> CT AND 31ST AVE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24070056.

Special Magistrate Hearing

March 11, 2025

Page 15

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 violations were now in compliance. He requested a finding of fact that violations 9-308(b), 9-304(b), 9-306, and 18-12.(a) had existed as cited.

Ms. Cannon found for the City that violations 9-308(b), 9-304(b), 9-306, and 18-12.(a) had existed as cited.

**Case: CE24060607**

Address: 2121 NE 64 ST

Owner: WILLCUTT, PATRICIA M

Service was via posting at the property on 2/24/25 and at 1 East Broward Blvd. on 2/26/25.

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.

VIOLATIONS: 47-34.1.A.1.

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED ON THE WEST SIDE OF THE PROPERTY TO INCLUDE BUT NOT LIMITED TO, METALS BEAMS.

VIOLATIONS: 9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH AND WELL-GRADED CONDITION. THERE ARE OIL STAINS, CRACKS AND POTHOLES.

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 WHITE SUV BUICK ON THE PROPERTY WITH A REAR RIGHT FLAT TIRE AND AN EXPIRED TAG B29-2FJ (EXP 02/24).

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 28 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 47-34.1.A.1. within 28 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

**Case: CE24060121**

Address: 2845 NE 9 ST

Owner: LE CLUB INTL CONDO ASSN

Personal service was accepted on 2/19/25. Service was also via posting at 1 East Broward Blvd. on 2/26/25.

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

VIOLATIONS: Sec. 17-7.

SOUND EMISSIONS FROM GENERATOR ONSITE EXCEEDS SIXTY-EIGHT (68) DBA WHEN MEASURED AT A DISTANCE OF TWENTY-THREE (23) FEET FROM THE GENERATOR.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day.

Ms. Cannon found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Special Magistrate Hearing

March 11, 2025

Page 16

**Case: CE24100438**

Address: 812 NE 17 CT

Owner: NEEDLEMAN, MARC

Service was via posting at the property on 2/25/25 and at 1 East Broward Blvd. on 2/26/25.

Gail Williams, Senior 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.

VIOLATIONS: 47-21.16.A.

THERE ARE MULTIPLE DEAD TREES ON PROPERTY CREATING A PUBLIC NUISANCE.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE INCLUDING BUT NOT LIMITED TO SANDBAGS, CONCRETE MATERIAL, PALLETS AND MISCELLANEOUS ITEMS.

VIOLATIONS: 18-12.(a) COMPLIED

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

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

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

**Case: CE25010032**

Address: 1022 NW 6 AVE 1-2

Owner: JGKI INVESTMENTS LLC

Service was via posting at the property on 2/25/25 and at 1 East Broward Blvd. on 2/26/25.

Gail Williams, Senior 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 OIL STAINS IN THE PARKING SPACES. THIS IS A REOCCURRING VIOLATION REFERENCE CASE CE24010450. THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING FOR A FINDING OF FACT.

VIOLATIONS: 18-12.(a)

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

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

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 47-20.20.H within 28 days or a fine of \$150 per day, per violation.

**Case: CE24120243**

Address: 1611 NW 2 AVE

Owner: CLERVEAUX, JACQUES

Service was via posting at the property on 2/25/25 and at 1 East Broward Blvd. on 2/26/25.

Special Magistrate Hearing

March 11, 2025

Page 17

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-304(b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 47-21.11.A.

THERE ARE DEAD TREES AND AREAS THAT REQUIRE LANDSCAPE MAINTENANCE.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF PERSONAL ITEMS ON THE PROPERTY TO INCLUDE TUBS, SINKS BUCKETS, CONCRETE, BAGS, FURNITURE BUT NOT LIMITED TO VARIOUS MISCELLANEOUS ITEMS.

VIOLATIONS: 18-12.(a)

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

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

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

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

Ms. Cannon 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: CE24120250**

Address: 23 NE 16 CT

Owner: THOMAS, KENNETH JOSEPH

Service was via posting at the property on 2/25/25 and at 1 East Broward Blvd. on 2/26/25.

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: 9-280(h)(1)

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE BROKEN WINDOWS AND A MISSING FRONT DOOR.

Special Magistrate Hearing

March 11, 2025

Page 18

VIOLATIONS: 9-304(b)  
THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL. DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THE GRAVEL AREA IS NOT PROPERLY MAINTAINED, WITH GRASS AND WEEDS GROWING BETWEEN THE GRAVEL.

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

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

Officer Williams presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

**Case: CE24110672**

Address: 1405 NE 5 TER

Owner: MAXHAUS LLC

Service was via posting at the property on 2/25/25 and at 1 East Broward Blvd. on 2/26/25.

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

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

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. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF PERSONAL ITEMS ON THE PROPERTY TO INCLUDE BUT NOT LIMITED TO SHOPPING CARTS, CAR PARTS, WOOD, TRASH BAGS, TREE DEBRIS AND VARIOUS MISCELLANEOUS ITEMS.

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

VIOLATIONS: 47-21.15.D.  
A TREE ON THIS RM-15 PROPERTY HAS BEEN HATRACKED.

VIOLATIONS: 47-20.20.(H) COMPLIED  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. PARKING LOT WAS OBSERVED UNEVEN WITH POTHOLES, CRACKS AND FADED PARKING LINES.

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

Special Magistrate Hearing

March 11, 2025

Page 19

APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

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

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

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

Officer Williams presented the case file into evidence and recommended ordering compliance 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: CE24100257** VACATE VIOLATION 9-363  
Address: 2525 TORTUGAS LN  
Owner: GARCIA GUIRIGAY, WENDDY KATHERINE;  
FUENMASYOR MARTINEZ, FELIPE

This case was first heard on 12/12/24 to comply by 12/27/24. This was a request to vacate Violation 9-363

Ms. Cannon vacated to Violation 9-363.

**Case: CE24080385**  
Address: 2461 NW 16 CT  
Owner: HABERSHAM, TAMMIE D &; SLAUGHTER, JOHNNIE

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 \$6,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$6,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE24080638** VACATE FINAL ORDER 1/14/2025 AND CLOSE  
Address: 2101 SE 4 AVE  
Owner: KNEZEVIC, ANA

This was a request to vacate the Final Order dated 1/14/25 and close the case.

Ms. Cannon vacated the Final Order dated 1/14/25 and closed the case.

**Case: CE24100033**  
Address: 1020 SW 19 AVE  
Owner: LHOME MORTGAGE TR 2023-RTL2

This case was first heard on 1/14/25 to comply by 1/24/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,500 and the City was requesting the full fine be imposed.

Ms. Cannon imposed the \$9,500 fine.

Special Magistrate Hearing

March 11, 2025

Page 20

**Case: CE24030144**

VACATE & AMEND OIF OF 9/26/2024

Address: 1606 NW 8TH AVE

Owner: 1608 8TH AVE LLC

This was a request to vacate and amend the Order Imposing the Fine dated 9/26/24 to correctly reflect the Special Magistrate's ruling at the hearing.

Ms. Cannon vacated and amended the Order Imposing the Fine dated 9/26/24 to correctly reflect the Special Magistrate's ruling at the hearing.

**Case: CE23120687**

Address: 1324 NW 5 AVE

Owner: ISHWAR, SASENARINE JR

This case was first heard on 5/14/24 to comply by 7/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case: CE24100699**

Address: 1120 NE 2 AVE

Owner: KNEZEVIC, ANA

This case was first heard on 1/14/25 to comply by 1/24/25 and 2/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$7,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE24030235**

Address: 1101 NW 2 AVE

Owner: SODOSOPA HOUSING LLC

This case was first heard on 5/30/24 to comply by 6/9/24 and 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$89,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$89,300 fine, which would continue to accrue until the property was in compliance.

**Case: CE24070820**

Address: 1229 NE 3 AVE

Owner: CHAMPION, MARKUS J

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 \$8,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$8,750 fine, which would continue to accrue until the property was in compliance.

**Case: CE24080515**

ORDERED TO REAPPEAR

Address: 801 N FEDERAL HWY

Owner: ACS FLAGLER LLC

This case was first heard on 11/12/24 to comply by 11/27/24 and 3/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

## Special Magistrate Hearing

March 11, 2025

Page 21

Jessica Martinez, Code Compliance Officer, recommended a 28-day extension.

Ms. Cannon granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/8/25 hearing.

**Case: CE24010336**

**ORDERED TO REAPPEAR**

Address: 2648 NASSAU LN

Owner: REY, ROGER

This case was first heard on 3/12/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,700. Fines of \$200 had already been imposed.

Matthew Flesher, Code Compliance Officer, said the permit was in process and recommended a 91-day extension and ordering the respondent to attend the 6/10/25 hearing.

Ms. Cannon granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/10/25 hearing.

Staff entered pages 40 and 41 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:

FC25010004

### **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:

CE24120443

CE24080089

### **Cases Closed**

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

None

### **Cases Withdrawn**

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

None

### **Cases with No Service**

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

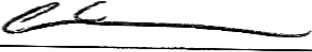
None

### **Respondent Non-Appearance**

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

None

There being no further business, the hearing was adjourned at 12:55 PM.



Special Magistrate

ATTEST:

ATTEST:



CLERK, SPECIAL MAGISTRATE