



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2nd FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
DECEMBER 12, 2023
ROSE ANN FLYNN PRESIDING
9:00 A.M.**

Staff Present:

Katrina Jordan, Code Manager
Nadine Blue, Code Compliance Supervisor
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Tamara Lakes, Administrative Assistant
Joy Nichols, Administrative Assistant
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Amy Brown, Code Compliance Supervisor
Wanda Acquavella, Code Compliance Officer
Marco Aguilera, Code Compliance Officer
Stephanie Bass, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Patt Gavin, Code Compliance Officer
Krock, Code Compliance Officer
Rachel Moore, Code Compliance Officer
Malaika Murray, Code Compliance Officer
Karen Proto, Code Compliance Officer
Bernstein Saimbert, Code Compliance Officer
Diego Santos, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Fitzgerald Simmons, Code Compliance Officer

Respondents and witnesses

CE23080787: Alexander Vega	CE23010329: Sandra Gerling
CE23100910: James Hurchalla Esq.; John Daniels	CE23010843: Curtis Richardson
CE23020841: Analdo Estime	CE22070067: David Bedoya
CE23100260: Valeria Silver	CE23050926: Rafael Busto; Marc Brown Esq.
CE23070842: Courtney Crush	CE23090701: Bradley Hertz
CE23090593: Bernardo Del Rio Mendez; Jose Vales	CE23050759: Nestor Pineda
CE23030576: Matthew Doyle	CE23050084: Christopher Smith Esq.
CE23090760: Andrei Sagdeev	CE23050206: Louis DeFranco
CE23090724: Goran Dragoslavic	CE23070771: Juan Aviles
CE23070935: Lawrence Giacini	CE23070621: Oswald Nairne
CE23060815: Guillermo Dib	CE23010527: Pravin KAlloo
CE23100283: Kuumina Adensunloye	

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

The meeting was called to order at 9:00 A.M.

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Case: CE23050206

2800 DAVIE BLVD
DEFRANCO, LOUIS M

This case was first heard on 8/8/23 to comply by 8/18/23, 8/23/23, and 10/10/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,775 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Diego Santos, Code Compliance Officer, said he was trying to get help for the owner, a disabled veteran, from Broward Building Together and Fort Lauderdale Housing and Community Development. He recommended a 91-day extension, except for 9-278(e), the hurricane shutters covering the windows, because this was a safety issue.

Louis DeFranco said he had removed some of the shutters already. Officer Santos told Mr. DeFranco the shutters that still needed to be lifted up or removed.

Ms. Flynn imposed the \$2,200 fine for 9-278(e), which would continue to accrue until the violation was in compliance and granted a 91-day extension for the remaining violations.

Case: CE22070067

1500 NW 9 AVE
BEDOYA, DAVID M

This case was first heard on 3/14/23 to comply by 3/24/23, 4/18/23 and 5/2/23. Violations and extensions were as noted in the agenda. Fines of \$4,150 had been imposed for one violation that was in compliance and fines had accrued to \$1,750 and were still accruing. The City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said he had been working with the owner toward compliance. He would not oppose an extension.

David Bedoya described his efforts to comply. He requested two weeks to finish the driveway.

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

Case: CE23090593

534 HENDRICKS ISLE 401
BEXA LLC

ORDERED TO REAPPEAR

This case was first heard on 11/30/23 to comply by 12/12/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Stephanie Bass, Code Compliance Supervisor, said the owner had agreed to remove the vessel within 14 days.

Jose Vales agreed to the extension.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue.

Case: CE23050084

2017 NW 21 AVE
GILES, LAURA E EST

This case was first heard on 9/12/23 to comply by 11/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,200 and the

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

Karen Proto, Code Compliance Officer, recommended a 91-day extension.

Christopher Smith Esq., attorney, said it was taking time to identify the owners of the vehicles and to remove the trash.

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

Case: CE23050926

1612 SE 4 AVE
BUSTO, RAFAEL P

This case was first heard on 9/12/23 to comply by 11/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rafael Santos, Code Compliance Officer, said the demo permit application was out for corrections and recommended a 63-day extension.

Rafael Busto agreed to the extension.

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

Case: CE23050759

1815 NW 7 AVE
PINEDA, NESTOR RAFAEL LE; PINEDA, RAFAEL ET AL

This case was first heard on 10/10/23 to comply by 11/7/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$750 and the City was requesting the full fine be imposed.

Patt Gavin, Code Compliance Officer, recommended reducing the fine to administrative costs of \$451.

Nestor Pineda said it had taken a long time for the City to issue the permit and requested no fine be imposed.

Ms. Flynn imposed administrative costs of \$451.

Case: CE23090724

1133 NW 5 ST
COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 11/20/23 and at 1 East Broward Blvd. on 11/26/23.

Wanda Acquavella, 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 DEBRIS BEING STORED ON THE UTILITY ROOM ROOFS.

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.

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VIOLATIONS: 9-305(b) **COMPLIED**

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION, SEE CASE CE22100808, AND WILL BE SCHEDULED FOR MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 9-280(h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT HAS DISCONNECTED PARTS AND IS LEANING. THIS IS A REPEAT VIOLATION, SEE CASE CE21120149, AND WILL BE SCHEDULED FOR MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING THE REAR SWALE AND ALLEYWAY. THIS IS A REPEAT VIOLATION, SEE CASE CE22100808, AND WILL BE SCHEDULED FOR MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

Officer Acquavella presented the case file into evidence and recommended imposing a fine of \$9,000 for the time 9-305(b) was out of compliance and an immediate fine of \$500 per day, per violation for 9-280(h) (1) and 18-12.(a).

Goran Dragoslavac submitted his own photos of the property and said they cleaned up their side of the property every day. He requested mercy. Julio Davila, Code Compliance Supervisor, reminded Ms. Flynn that this was a repeat violation numerous times and he recommended imposition of the fine.

Ms. Flynn found in favor of the City and imposed a fine of \$9,000 for the time 9-305(b) was out of compliance and a fine of \$500 per day, per violation, effective immediately for 9-280(h) (1) and 18-12.(a).

Case: CE23090760

1131 NW 5 ST

BUY RENT SELL NOW LLC

Service was via posting at the property on 11/20/23 and at 1 East Broward Blvd. on 11/26/23.

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

VIOLATIONS: 9-306 **COMPLIED**

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

VIOLATIONS: 9-305(b) **COMPLIED**

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION, SEE CASE CE22100808 AND WILL BE SCHEDULED FOR MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES WILL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIED.

VIOLATIONS: 18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING THE SWALE AND ALLEYWAY. THIS IS A REPEAT VIOLATION, SEE CASE CE22100808 AND WILL BE SCHEDULED FOR MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES WILL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIED.

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Officer Acquavella presented the case file into evidence and said all violations were now complied. She requested a fine of \$5,000 for the time 9-305(b) and 18-12.(a) were out of compliance \$2,500 each.

Andrei Sagdeev described their efforts to comply. He said the case referred to on the agenda: CE22100808, which cited violations of 9-305(b) and 18-12.(a), was not against this property, but against 833 NW 19 Terrace, owned by someone else, so these were not repeat violations.

Ms. Hasan agreed that these were not repeat violations.

Ms. Flynn dismissed the case.

Case: CE23070771

2901 NW 18 ST

BROWARD MULTIFAMILY LLC

Service was via posting at the property on 11/13/23 and at 1 East Broward Blvd. on 11/26/23.

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT HAS CRACKS AND POTHOLES. IT NEEDS TO BE RESURFACED AND RESTRIPEDED.

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

Juan Aviles 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: CE23030576

837 N FORT LAUDERDALE BEACH BLVD

837 NFLBB LLC

This case was first heard on 10/10/23 to comply by 10/20/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,200 and the City was requesting the full fine be imposed.

Robert Krock, Code Compliance Officer, said the violation was complied because sea turtle season ended.

Matthew Doyle apologized and said they were under new management.

Stephane Bass, Code Compliance Supervisor, said the City did not know if the violation was complied.

Ms. Flynn imposed the \$2,200 fine.

Case: CE23080787

4 NW 7 ST

ADVANTIS MCA FLAGLER TRIANGLE; LLC

This case was first heard on 10/10/23 to comply by 10/20/23 and 11/14/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,700 and the City was requesting \$626 in administrative costs be imposed.

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Gustavo Caracas, Code Compliance Officer, recommended reducing the fine to administrative costs of \$626.

Alexander Vega agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$626.

Case: CE23010329

1331 S OCEAN DR
ESLIB INC

This case was first heard on 6/13/23 to comply by 7/11/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Sandra Gerling said she was working on it but she was limited by her physical condition. She requested another 28 days. Officer Santos did not object.

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

Case: CE23100283

1217 NW 4 ST
BLACK BRICK PROPERTIES LLC

Service was via posting at the property on 11/20/23 and at 1 East Broward Blvd. on 11/26/23.

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

VIOLATIONS: 18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS FENCED AND LOCKED VACANT LOT AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION SEE CASE CE22100624 AND WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES WILL ACCRUE SINCE THE DAY IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

Officer Acquavella presented the case file into evidence and requested imposition of a \$12,750 fine for the time the property was out of compliance.

Kuumina Adensunloye said a family member had been responsible for the maintenance, but he had passed away. Mr. Adensunloye had subsequently hired a contractor to maintain the property every two weeks so this should not recur. He requested a fine reduction.

Ms. Flynn found in favor of the City and imposed a fine of \$2,500 for the time the property was out of compliance.

Case: CE23070935

1190 NW 23 AVE
L & P PROPERTIES LLC

Service was via posting at the property on 11/8/23 and at 1 East Broward Blvd. on 11/26/23.

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT HAS CRACKS AND POTHOLES. THE PARKING FACILITY AT THIS COMMERCIAL

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PROPERTY NEEDS RESURFACING AND RESTRIPIING.

VIOLATIONS: 9-306

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

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

Lawrence Giacin 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: CE23070621

3724 JACKSON BLVD

NAIRNE, OSWALD L LE; NAIRNE, DALTON O

Service was via posting at the property on 11/20/23 and at 1 East Broward Blvd. on 11/26/23.

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

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

THERE ARE MISCELLANEOUS ITEMS BEING STORED ON THE OUTSIDE WALKWAY OF THE TWO ROOMING FACILITIES.

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: 9-307(a)

THERE ARE WINDOWS WHERE THE TWO ROOMING FACILITIES ARE BEING RENTED, WHICH ARE NOTABLE TO OPEN TO ALLOW AIR TO THE OUTSIDE. THESE TWO WINDOWS ARE ALSO SHUTTERED TO PREVENT THE WINDOW FROM OPENING.

VIOLATIONS: 9-306 **WITHDRAWN**

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. THE PAINT AT THIS PROPERTY WAS OBSERVED AS HAVING AREAS THROUGHOUT THAT WERE MISSING PAINT.

VIOLATIONS: 9-304(b)

THE DRIVEWAY AT THIS PROPERTY HAS POTHOLES AND CRACKS THROUGHOUT. THERE IS ALSO GRASS GROWING THROUGH THE ASPHALT.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE AT THIS PROPERTY, WHICH LEADS TO THE TWO ROOMING FACILITIES IS DETERIORATED, ROTTED IN AREAS, DISCOLORED AND WARPED.

VIOLATIONS: 9-279(i)

UNLAWFUL STORAGE OF STOVES IN ROOMING UNITS. THERE ARE TWO STOVES THAT ARE PROHIBITED IN THE TWO ROOMING UNITS THAT ARE BEING OCCUPIED BY ELDERLY DISABLED TENANTS.

VIOLATIONS: 9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES AND AIR CONDITIONERS NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE

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OUTSIDE NON-COVERED ELECTRICAL METER BOX. THERE ARE WIRES ON THE OUTSIDE OF THIS PROPERTY THAT HAVE BEEN RIGGED IN ORDER TO PROVIDE ELECTRICITY TO TWO ROOMS THAT ARE BEING RENTED OUT. ALSO, THE AC UNITS IN THESE ROOMS ARE ONLY BLOWING HOT AIR.

VIOLATIONS: 9-276(C) (1)

THE COURTYARD THAT IS BEING USED BY THE TENANTS OF THE TWO ROOMING FACILITIES ARE NOT BEING MAINTAINED. THEY ARE DIRTY AND DISCOLORED.

Officer Moore presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation and ordering the respondent to attend the 1/9/24 hearing.

Oswald Nairne said he had already hired someone to do some of the work. Ms. Flynn noted that some of the violations would take more than 28 days and Ms. Hasan suggested ordering the owner to attend the 1/9/24 hearing. Staff indicated the City was helping to relocate the tenants.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 1/9/24 hearing.

Case: CE23060815

1208 NW 3 ST 1-4

FADI INVESTMENT CORP

Service was via posting at the property on 11/20/23 and at 1 East Broward Blvd. on 11/26/23.

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

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MULTIPLE WOODEN SLATS THAT ARE MISSING.

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12.(a) **COMPLIED**

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO MATTRESSES.

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

Guillermo Dib said the work had already been done.

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

Case: CE23010843

ORDERED TO REAPPEAR

1429 SW 9 ST

RIVERSIDE BREEZES CONDO ASSN INC

This case was first heard on 10/10/23 to comply by 12/12/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Stephanie Bass, Code Compliance Supervisor, recommended a 63-day extension and ordering the respondent to attend the 2/13/24 hearing.

Curtis Richardson agreed.

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Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/13/24 hearing.

Case: CE23100910

74 ISLA BAHIA DR

400 CORAL WAY PARTNERS LLC

Service was via posting at the property on 11/22/23 and at 1 East Broward Blvd. on 11/26/23.

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

VIOLATIONS: 18-1. **COMPLIED**

THERE IS A SPECIAL EVENT OF 50-100 GUESTS AT THIS RS 4.4 RESIDENTIAL SINGLE FAMILY HOME PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATEN OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THE TRANSIENT VIOLATION INVOLVES HINDERING THE PUBLIC USE OF THE ROADWAY BY SETTING UP A VALET SERVICES AT THE PROPERTY, PARKING AND STORAGE OF NUMEROUS VEHICLES IN THE ROADWAY, SWALES AND VACANT LOT.

Officer Saimbert presented the case file into evidence and said the violation was now in compliance. He requested Ms. Flynn find the violation had existed as cited and impose a fine of \$15,000.

James Hurchalla Esq., the owner's attorney, said the allegations were not supported by the evidence. He said the guest of honor was City Commissioner Warren Sturman, who read a proclamation signed by Mayor Trantalis in support of the boat show and this event. He said traffic was never affected and no one's health or safety had been in danger. He requested the case be dismissed.

Katrina Jordan, Code Manager, said she had emails from neighbors who had complained about the event, as well as emails from the Police detail stating the cars were parked improperly. She said the event had requested a valet permit, which the City denied. The event organizers had also been told that the vehicles could not be parked on the vacant lots or on the roadway, but must be contained on the property, which they were not.

Mr. Hurchalla said this was a very nice event that promoted the City and he requested the fine be reduced.

Ms. Flynn found in favor of the City that the violation had existed as cited and imposed an \$8,000 fine.

Later in the meeting, the case was recalled, and Ms. Jordan said the valet permit referred to that was denied was not for this property. John Daniels, valet company owner, said he had applied for a permit three years ago and been told that since this was a private area, no permit was needed. This year, he had not applied for a permit. He said traffic was caused by some trucks and because there were three houses on the block under construction. He stated they had taken the following number of cars each day to Fraser Yachts' headquarters on the 17th Street Causeway: Wednesday - 42; Thursday - 77; Friday - 61; Saturday - 51 and Sunday - 49. He stated this was not a large number. They had not parked any cars on vacant lots.

Ms. Flynn reduced the fine to \$1,500.

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Case: CE23010527

3827 SW 12 CT 1-4

PGK INVESTMENTS LLC

This case was first heard on 9/12/23 to comply by 11/14/23. 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.

Rachel Moore, Code Compliance Officer, recommended a 91-day extension and ordering the respondent to attend the 3/12/24 hearing.

Pravin Kalloo agreed to the extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/12/24 hearing.

Case: CE23020841

181 SW 37 TER

ESTIME, ANALDO C & TAMMI-ANN C

This case was first heard on 9/12/23 to comply by 9/27/23 and 11/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,700 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, recommended imposition of the fine. She described the remaining violations to the owner.

Analdo Estime discussed the cost of complying the fence violation. He said he could not remove one car because it was not his.

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

Case: CE23100260

CITATION

400 ROYAL PLAZA DR

GFM II LLC

This case was cited on 10/8/23 to comply by 10/8/23. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Julio Davila, Code Compliance Supervisor, recommended imposition of the fine.

Valeria Silver said the owner had filed an appeal on 10/12/23 and showed the paperwork to Supervisor Davila and staff. Staff confirmed that the documents were valid so Ms. Flynn heard the appeal. Ms. Silver said the guests had moved the trash cans as soon as they were made aware there was a violation. She added that the owner had recently changed property managers.

Ms. Flynn denied the appeal and imposed the \$400 fine.

Case: CE23070842

501 ORTON AVE

GRAND PALM PLAZA LLC

This case was first heard on 10/10/23 to comply by 10/20/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,500 and the City

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was requesting the full fine be imposed.

Stephanie Bass, Code Compliance Supervisor, asked Ms. Flynn to vacate the previous Order Imposing the Fine regarding 9-280(h)(1) because the amount was incorrect; the correct amount was \$3,500. For 47-34.1.A.1., the City was requesting \$900, and for 18-12.(a)., the City was requesting \$300, a total of \$4,700.

Courtney Crush Esq., attorney for the owner, thanked the City.

Ms. Flynn imposed a fine of \$4,700.

Case: CE23080923

1424 NE 53 CT

STEFFANINA, MATTHEW JEFFREY

Service was via posting at the property on 11/26/23 and at 1 East Broward Blvd. on 11/26/23.

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

VIOLATIONS: 9-304(b) **COMPLIED**

NUMEROUS CARS ARE BEING PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 15-272.(a)

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

Officer Krock presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$200 per day.

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

Case: CE23080768

1441 SW 32 ST

FRANJAQ PROPERTIES LLC

Service was via posting at the property on 11/21/23 and at 1 East Broward Blvd. on 11/26/23.

Malaika Murray, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THERE IS A BOAT PARKED ON THE GRASS/LAWN AREA ON THE REAR OF THE PROPERTY.

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE DAMAGED WOOD SLATS ON THE REAR GATE.

VIOLATIONS: 9-308(a)

THE ROOF IS NOT IN GOOD REPAIR WITH A DAMAGED/BROKEN PORTION NEAR THE DAMAGED AWNING AND COLLAPSED SECTION ALONG THE REAR DUE TO FIRE.

VIOLATIONS: 47-19.1(b)

THERE IS AN UNPERMITTED ACCESSORY STRUCTURE/CARPORT LOCATED AT THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 9-280(d)

THE MAILBOX IS LEANING DUE TO DETERIORATED/ROTTEN POST. THE AWNING(S) ARE RIPPED/DAMAGED.

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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, RUBBISH AND DEBRIS SUCH AS TIRE, CONTAINER AND OTHER MISCELLANEOUS ITEMS ON THIS PROPERTY.

Officer Murray presented the case file into evidence and recommended ordering compliance with 9-304(b) and 18-12.(a) within 10 days, with 9-308(a) within 91 days and with the remaining violations within 28 days or a fine of \$200 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) and 18-12.(a) within 10 days, with 9-308(a) within 91 days and with the remaining violations within 28 days or a fine of \$200 per day, per violation.

Case: CE23080571

1750 NW 25 AVE

NAVES, BRUCE L H/E; NAVES, ANNE F & NAVES, BRUCE L JR

Service was via posting at the property on 11/13/23 and at 1 East Broward Blvd. on 11/26/23.

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

VIOLATIONS: 9-304 (b)

THE PRE-EXISTING GRAVEL DRIVEWAY AND DRIVEWAY APRON IS WORN WITH DIRT SHOWING AND GRASS GROWING THROUGH THE ROCKS. THIS IS A RECURRING VIOLATION AS PER CASE CE23080929. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION AS PER CASE CE23080929. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING.

VIOLATIONS: 18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. OVERGROWN GRASS IN THE BACK YARD CAN BE SEEN FROM THE SIDEWALK. THIS IS A RECURRING VIOLATION AS PER CASE CE23080929. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING.

VIOLATIONS: 9-279(f) **COMPLIED**

THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS LOCATION.

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

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation and found that violation 18-12.(a) had existed as cited.

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Case: CE23100014

1600 S FEDERAL HWY

HESS RETAIL STORES LLC; PROPERTY TAX DEPARTMENT

Service was via posting at the property on 11/13/23 and at 1 East Broward Blvd. on 11/26/23.

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

VIOLATIONS: 9-305(a) **COMPLIED**

THERE IS GROWTH OF LANDSCAPE MATERIAL - A TREE OBSTRUCTING THE STOP SIGN ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY AND SIDEWALK. THIS IS A RECURRING VIOLATION CASE NUMBER CE22090251. 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 Santos presented the case file into evidence and said the violation was now in compliance. He requested Ms. Flynn find the violation had existed as cited.

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

Case: CE23090016

909 CORDOVA RD

CUNNINGHAM, DAVID L JR & JESSIE; CUNNINGHAM LIV TR

Service was via posting at the property on 11/15/23 and at 1 East Broward Blvd. on 11/26/23.

Marco Aguilera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: Sec. 47-21.5.

THERE IS NO RIGHT OF WAY LANDSCAPE PERMIT ON FILE WITH THE CITY OF FORT LAUDERDALE AS REQUIRED PER THE RESOLUTION ADOPTED BY THE CITY COMMISSION.

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 91 days by obtaining and completing a right-of-way landscape permit per the approved resolution. If this was not done within 91 days, the matter would be brought to the City Commission to revoke the dock permit.

Ms. Hasan said this was pursuant to Resolution 22-166.

Ms. Flynn found in favor of the City and ordered compliance within 91 days by obtaining and completing a right-of-way landscape permit per the approved resolution. If this was not done within 91 days, the matter would be brought to the City Commission to revoke the dock permit.

Case: CE23090018

1109 CORDOVA RD

SHOOK, ANDREW & AMY

Service was via posting at the property on 11/15/23 and at 1 East Broward Blvd. on 11/26/23.

Marco Aguilera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.5

THERE IS NO RIGHT OF WAY LANDSCAPE PERMIT ON FILE WITH THE CITY OF FORT LAUDERDALE AS REQUIRED PER THE RESOLUTION ADOPTED BY THE CITY COMMISSION.

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 91 days by obtaining and completing a right-of-way landscape permit per the approved resolution. If this was not done within 91 days, the matter would be brought to the City Commission to revoke the dock permit.

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Ms. Hasan said this was pursuant to Resolution 23-80.

Ms. Flynn found in favor of the City and ordered compliance within 91 days by obtaining and completing a right-of-way landscape permit per the approved resolution. If this was not done within 91 days, the matter would be brought to the City Commission to revoke the dock permit.

Case: CE23090796

2406 FLAMINGO LN

FEDERAL HOME LOAN MORTGAGE CORP; %MCCALLA RAYMER LEIBERT PIERCE

Service was via posting at the property on 11/21/23 and at 1 East Broward Blvd. on 11/26/23.

Marco Aguilera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. MAILBOX, MAILBOX POST AND DRIVEWAY POSTS ARE DIRTY/STAINED AND HAVE CHIPPING/PEELING PAINT. MAILBOX IS BROKEN AND FALLEN OVER.

VIOLATIONS: 9-280(h)(1)

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

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE DEAD ARECA PALMS IN THE FRONT AND SIDE YARD.

Officer Aguilera 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: CE23070929

1220 NW 23 AVE

NW 23RD RLTY LLC; % SUPERIOR PRINTING INK CO INC

Service was via posting at the property on 11/8/23 and at 1 East Broward Blvd. on 11/26/23.

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

VIOLATIONS: 18-12.(a) **COMPLIED**

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE22070663 AND IT WILL BE BROUGHT TO A HEARING WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-20.20.(H) **COMPLIED**

THE PARKING LOT HAS NOT BEEN MAINTAINED. THERE ARE CRACKS, POTHOLES AND MISSING WHEEL STOPS. THE PARKING FACILITY AT THIS COMMERCIAL PROPERTY NEEDS RESURFACING AND RESTRIPIING.

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)(1) **COMPLIED**

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS BROKEN AND THE SUPPORTING POLES ARE BENT.

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

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

Case: CE23080988

2761 NW 24 CT

BORA BORA REALTY TR; PERPETUAL TRUSTEE SVC LLC TRUSTEE

Service was via posting at the property on 11/8/23 and at 1 East Broward Blvd. on 11/26/23.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 18-4.(c) **COMPLIED**

THERE ARE DERELICT VEHICLES ON THE PROPERTY. A GRAY CHEVY WITH NO TAG, A SILVER FORD FOCUS WITH NO TAG, AND A BLUE MAZDA WITH NO TAG. THIS IS A RECURRING VIOLATION OF CASE CE20100163 AND WILL BE BROUGHT TO A SPECIAL MAGISTRATE HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

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

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

Case: CE23100003

1650 NW 23 AVE

J & E INVESTMENTS LLC

Service was via posting at the property on 11/8/23 and at 1 East Broward Blvd. on 11/26/23.

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

VIOLATIONS: 18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23070906 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Proto presented the case file into evidence and said the violation was now in compliance. She requested Ms. Flynn find the violation had existed as cited.

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

Case: CE23070740

528 NW 23 AVE 1-2

LAD WORLDWIDE INVESTMENTS 528 LLC

Service was via posting at the property on 11/20/23 and at 1 East Broward Blvd. on 11/26/23.

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

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VIOLATIONS: 24-27 (b) **COMPLIED**

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

VIOLATIONS: 9-304 (b) **COMPLIED**

THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH AND WELL GRADED CONDITION. IT HAS SEVERAL CRACKS AND WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a) **COMPLIED**

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

Officer Acquavella 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: CE23060860

422 NW 15 TER

LANDTRUST 422 NW 15 TER CORP

Service was via posting at the property on 11/20/23 and at 1 East Broward Blvd. on 11/26/23.

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

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA, INCLUDING IN THE REAR YARD. THERE ARE ALSO VEHICLES BLOCKING THE SIDEWALK.

Officer Acquavella 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: CE23080717

537 NW 16 AVE

MAHAISA LLC

Service was via posting at the property on 11/20/23 and at 1 East Broward Blvd. on 11/26/23.

Wanda Acquavella, 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 APRON IS WORN AND HAS AREAS WITH DIRT SHOWING, AND WATER IS PUDDLING AT THE ENTRANCE. THE DRIVEWAY HAS MISSING GRAVEL AS WELL AS WEEDS GROWING THROUGH THE EXISTING GRAVEL.

VIOLATIONS: 9-306

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

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VIOLATIONS: 18-12.(a)

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

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

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

Case: CE23090701

1700 NW 5 ST

FAMILY LAND TRUST #1700; RIGGS, JERRY TRUSTEE

Service was via posting at the property on 11/20/23 and at 1 East Broward Blvd. on 11/26/23.

Wanda Acquavella, 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 AND THE SIDEWALK.

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY AT THIS LOCATION IS NOT BEING MAINTAINED IN A SMOOTH, WELL GRADED CONDITION. THERE ARE AREAS OF MISSING GRAVEL AND/OR WEEDS GROWING THROUGH THE GRAVEL. THIS IS A RECURRING VIOLATION PER CASE CE23070810 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER THE PROPERTY COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE23070810 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER THE PROPERTY COMES INTO COMPLIANCE OR NOT.

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

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation and found that violation 18-12.(a) had existed as cited.

Case: CE22100548

3251 AUBURN BLVD

FYR SFR BORROWER LLC; %HAVENBROOK HOMES

Service was via posting at the property on 11/21/23 and at 1 East Broward Blvd. on 11/26/23.

Rachel Moore, 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.

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.

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VIOLATIONS: 18-1. **COMPLIED**

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

VIOLATIONS: 9-305(a) **COMPLIED**

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREE ON THE SWALE IS HINDERING PASSAGE ALONG THE SIDEWALK.

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

THERE IS STORAGE OF A CAR MOTOR IN THE DRIVEWAY OF THE PROPERTY.

VIOLATIONS: 9-304(b) **COMPLIED**

THE DRIVEWAY AT THIS PROPERTY IS CRACKED, STAINED AND HAS GRASS GROWING THROUGH THE CRACKS.

VIOLATIONS: 18-12. **COMPLIED**

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

VIOLATIONS: 9-280(b) **COMPLIED**

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE ROOF IS STAINED/DIRTY AND THE WINDOW SCREEN ON THE LEFT SIDE OF THE HOME IS FALLING OUT OF THE WINDOW.

Officer Moore presented the case file into evidence and recommended ordering compliance with 9-306 within 28 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-306 within 28 days or a fine of \$250 per day.

Case: CE23060187

211 LONG ISLAND AVE

MOTTLEY, DARCY E

Service was via posting at the property on 11/21/23 and at 1 East Broward Blvd. on 11/26/23.

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

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

THERE IS A WHITE COMMERCIAL VEHICLE PARKED IN THE DRIVEWAY OF THIS PROPERTY.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE SOFFITS AND FASCIA WERE OBSERVED TO BE RUSTED AND THE AREA OUTSIDE THE CARPORT IS BROKEN/CHIPPED.

VIOLATIONS: 18-1. **COMPLIED**

THERE ARE BOARDS, SLABS OF WOOD, BINS AND BOXES 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.

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VIOLATIONS: 9-304 (b) **COMPLIED**

THE DRIVEWAY AT THIS PROPERTY WAS OBSERVED AS WORN, CRACKED IN PLACES AND UNEVEN ASPHALT.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE ON BOTH SIDES AT THIS PROPERTY WAS OBSERVED AS DETERIORATED. SLATS ARE TURNING GREEN AND BLACK IN COLOR.

Officer Moore presented the case file into evidence and recommended ordering compliance with 9-306 within 28 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-306 within 28 days or a fine of \$25 per day.

Case: CE23080222

3750 SW 8 ST

BUNSIE, DWAYNE EST

Service was via posting at the property on 11/20/23 and at 1 East Broward Blvd. on 11/26/23.

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

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

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE GARAGE DOOR IS DETERIORATED, AND HAS A PERMANENT OUTWARD CURVE, WITH A BROKEN LATCH TO OPEN.

VIOLATIONS: Sec. 24-27 (f)

THERE ARE TRASH CARTS WITH THEIR LIDS OPEN AT THIS LOCATION, FILLED WITH GARBAGE.

VIOLATIONS: 9-278 (e)

THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY. THERE IS A WOODEN BOARD COVERING THE FRONT WINDOW OF THIS PROPERTY.

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY., OBSTRUCTING THE STOP SIGN, AND STREET SIGNS.

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 THROUGHOUT THE PROPERTY.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 18-11. (a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING

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MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-11.(a) within 10 days or a fine of \$250 per day, and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-11.(a) within 10 days or a fine of \$250 per day, and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Case: CE23090510

1000 SW 29 WAY

CULP, ROBERT M & MIRNA E

Service was via posting at the property on 11/20/23 and at 1 East Broward Blvd. on 11/26/23.

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

VIOLATIONS: Sec. 24-27(b) **COMPLIED**

THERE IS (ARE) CONTAINERS LEFT OUT OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. THE TRASH CARTS ARE BEING STORED OUTSIDE OF THE GATE OF THIS PROPERTY. THIS IS A RECURRING VIOLATION OF CASE CE22031303 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS REACHED.

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 PORTION OF THIS PROPERTY WHICH CAN BE SEEN FROM THE RIGHT OF WAY, WAS STAINED WITH DIRT, AND MISSING AND CHIPPED PAINT.

VIOLATIONS: 9-305(b) **WITHDRAWN**

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. IT WAS OBSERVED THAT THE ENTIRE SWALE, AND FRONT YARD OF THE PROPERTY, WHICH COULD BE SEEN FROM THE RIGHT OF WAY, IS COMPLETELY COVERED IN GRAVEL. THIS IS A RECURRING VIOLATION AND WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS REACHED.

VIOLATIONS: 9-280(h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE WAS OBSERVED TO BE DETERIORATED.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. IT WAS OBSERVED FROM THE RIGHT OF WAY, CRATES, WOODEN SLATS, PORTABLE TOILET, A BATH CHAIR, LADDER AND OTHER MISCELLANEOUS ITEMS, STORED OUTSIDE OF THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THIS IS A RECURRING VIOLATION AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS REACHED.

VIOLATIONS: 18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THE PROPERTY HAS OVERGROWN VEGETATION PROVIDING AN OBSTRUCTION FROM BEING ABLE TO FULLY SEE THE ENTIRE PROPERTY FROM THE RIGHT OF WAY. THIS VIOLATION IS RECURRING PER CASE NUMBER CE22031303 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS REACHED.

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VIOLATIONS: 9-278(e)

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

Officer Moore presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$25 per day, per violation and a finding that violations 24-27(b), 9-306, and 18-12.(a) had existed as cited, and ordering the respondent to attend the 3/12/24 hearing. She stated the property had been referred to Housing and Community Development, Building Together South Florida, and the Veterans Administration for assistance. These entities were working with the owner toward compliance.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day, per violation and found that violations 24-27(b), 9-306, and 18-12.(a) had existed as cited and ordered the respondent to attend the 3/12/24 hearing.

Case: CE23090732

601 SW 27 AVE C

AZALEA 27 LLC

Service was via posting at the property on 11/20/23 and at 1 East Broward Blvd. on 11/26/23.

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

VIOLATIONS: Sec. 24-27(f)

THERE IS A DUMPSTER WITH THE LID OPEN AT THIS LOCATION. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23060789. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS REACHED.

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE ENCLOSURE IS ALWAYS OPEN, SHOWING THE TRASH AND GARBAGE SCATTERED THROUGHOUT. THIS IS A RECURRING VIOLATION PER CASE NUMBERS, CE22060103, CE21020781 AND CE18031977. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS REACHED.

VIOLATIONS: 24-29(a) **COMPLIED**

THERE IS TRASH SCATTERED ABOUT THE DUMPSTER ENCLOSURE.

VIOLATIONS: 18-1. **COMPLIED**

THERE IS TRASH, A DOOR, A MATTRESS, AND MISCELLANEOUS ITEMS, SCATTERED IN THE DUMPSTER ENCLOSURE 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. THIS IS A RECURRING VIOLATION PER CASE NUMBERS CE23060789, CE22060103, CE21020781, AND CE18031977. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS REACHED.

Officer Moore presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$200 per day, per violation and a finding that 18-1. Had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$200 per day, per violation and found that violation 18-1. Had existed as cited.

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Case: FC23070001

3340 SE 6 AVE
AGAP ROBOVAULT LLC

This case was first heard on 9/12/23 to comply by 9/28/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,300 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE23060769

VACATE OIF 10/26/2023

1400 SE 2 ST
NUNEZ, KENNETH; PETICCA, RACHEL CHRISTINE

This was a request to vacate the Order Imposing the Fine dated 10/26/2023.

Ms. Flynn vacated the Order Imposing the Fine dated 10/26/2023.

Case: CE23060761

VACATE F/O 10/10/2023 AND CLOSE

3120 E SUNRISE BLVD
3114-20 E SUNRISE BLVD LLC

This was a request to vacate the Final Order dated 10/10/2023 and close the case.

Ms. Flynn vacated the Final Order dated 10/10/2023 and closed the case.

Case: CE23100924

CITATION

405 HENDRICKS ISLE
DOWDING, TERRY; ALONSO, CARLOS

This case was cited on 10/28/23 to comply by 10/28/23. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$400 fine.

Case: CE23100922

CITATION

1308 NW 2 ST
CITYFLATS LLC

This case was cited on 10/28/23 to comply by 10/28/23. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$250 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$250 fine.

Case: CE23100480

CITATION

2525 MARATHON LN
2525 FORT LAUDERDALE LLC

This case was cited on 10/14/23 to comply by 10/14/23. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$400 fine.

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Case: CE23100727

CITATION

1125 NW 5 ST 1-3
MAXHAUS LLC

This case was cited on 10/21/23 to comply by 10/21/23. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$250 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$250 fine.

Case: CE23100923

CITATION

3024 SW 11 ST
SBP GROUP LLC

This case was cited on 10/28/23 to comply by 10/28/23. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$500 fine.

Case: CE23060405

801 SW 18 ST
DEERHURST PARTNERS LLC

This case was first heard on 9/12/23 to comply by 9/22/23 and 11/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rafael Santos, Code Compliance Officer, said the owner was making progress and recommended a 28-day extension.

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

Case: CE23050447

2521 NW 30 WAY
HARVIG, KAIRI; KIBALCHENKO, MIKHAIL

This case was first heard on 9/12/23 to comply by 10/10/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$10,500 fine, which would continue to accrue until the property was in compliance.

Case: CE23060728

2521 NW 30 WAY
HARVIG, KAIRI; KIBALCHENKO, MIKHAIL

This case was first heard on 9/12/23 to comply by 9/22/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$10,600 fine, which would continue to accrue until the property was in compliance.

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Case: CE23010646

2572 NW 20 ST
GOODRUM, S T EST

This case was first heard on 10/10/23 to comply by 11/14/23. 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.

Karen Proto, Code Compliance Officer, said the property was now in compliance and recommended reducing the fine to administrative costs of \$672.

Ms. Flynn imposed administrative costs of \$672.

Case: CE23030944

2811 NW 21 CT
PROPHETE, ELIZA B

This case was first heard on 8/8/23 to comply by 10/10/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$875 and the City was requesting the full fine be imposed.

Karen Proto, Code Compliance Officer, recommended reducing the fine to administrative costs of \$663.

Ms. Flynn imposed administrative costs of \$663.

Case: CE23060507

2849 SW 9 ST
COOPER, CORBEL

This case was first heard on 10/10/23 to comply by 11/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$16,400 fine, which would continue to accrue until the property was in compliance.

Case: CE23010520

2761 SW 2 ST
NBA ENTERTAINMENT GROUP INC

This case was first heard on 10/10/23 to comply by 10/20/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,600 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$15,600 fine, which would continue to accrue until the property was in compliance.

Case: CE23060265

1001 ARIZONA AVE
JACKSON, ROSELIND Y

This case was first heard on 10/10/23 to comply by 10/20/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,600 and the City was requesting imposition of the fines, which would continue to accrue until the property

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was in compliance.

Ms. Flynn imposed the \$10,600 fine, which would continue to accrue until the property was in compliance.

Case: CE23060545

631 ARIZONA AVE

FYR SFR BORROWER LLC; %HAVENBROOK HOMES

This case was first heard on 10/10/23 to comply by 10/20/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$38,000 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$38,000 fine.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on page 39 into the record as an exhibit.

Cases Complied

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

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:

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:

CE23090685

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

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

There being no further business, the hearing was adjourned at 11:50 A.M.



Special Magistrate

WITTEST:


Clerk, Special Magistrate