



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
FEBRUARY 13, 2024
ROSE-ANN FLYNN PRESIDING
9:00 A.M.

Staff Present:

- Nadine Blue, Code Compliance Supervisor
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Tamara Lakes, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Marco Aguilera, Code Compliance Officer
Stephanie Bass, Code Compliance Supervisor
Amy Brown, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Sr. Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Robert Fisk, Landscape Plans Examiner
Robert Kisarewich Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Robert Krock, Code Compliance Officer
Rachel Moore, Code Compliance Officer
Malaika Murray, Code Compliance Officer
Karen Proto, Code Compliance Officer
Diego Santos, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Fitzgerald Simmons, Code Compliance Officer
Paul Smart, Code Compliance Officer
Gail Williams, Sr. Code Compliance Officer

Respondents and witnesses

- CE23090163: Marista Jean-Baptiste; Johann English
CE23020841: Analdo Estime
CE23060359: Madlyn Cumberland; Marie McKenzia
CE23110120: Nancy Green
CE23060405: Christopher Bellacose
CE23100866: Alexis Betancourt; Isis Veliz
CE23020927: Marie and Alfred Pierre
CE23100308: George Chandler
CE23030236: Waltraud Pawlik
CE23060512: Elgin Sengul; Gungor Atmaca; Rafet Sengul
CE23101017: Jay Rhodes
CE23020323: Andrew Schein Esq.
CE23010329: Sandra Gerling
CE23100579: Yordany Sanchez; Belkys Hernandez
CE23120276: Kevin Correa; Zachariah Rothman
CE22070067: David Bedoya
CE23050926: Marc Brown; Eric Busto; Rafael Busto
CE23040096: Lisette Perazzelli
CE23101031: Brett Rose
CE23090263: Vodregue and Agathe Mergilles
CE23070683: Esa Natour; Armando Hernandez
CE23070458: Roderick Jordan
CE23050454: Jacques Gregoire
FC23070004: Esteban Marchese
CE23120331: Jhonny Sayec
CE22090509: Lior Cohen; Jean-Paul Jacques
CE23020013: Leonard Murray
CE23070860: Antony Spalding
CE23030078: Jacqueline Conliffe
CE23120277; CE23120267: Ramon Morales
CE23090691: Viviane Miranda
CE23110136: Neysa Corrales-Acura; Celeste Perez
CE23070621: Oswald Nairne; Dalton Nairne
CE23040074: Lara Roberts
CE23120121: Lars Heldre; Jan Welton
FC23110003: Donald Anderson; Adam Marko

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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.

Case: CE23090691

CITATION APPEAL

2921 NW 68 ST
MIRANDA, VIVIANE

The property was cited on 10/18/23 to be complied by 12/18/23. The property was in compliance, there was an immediate fine of \$450 and the City was requesting the full fine be imposed.

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

Viviane Miranda said the trees had already regenerated and provided photos. She said they trimmed the trees to prevent branches falling on pedestrians. Robert Fisk, landscape plans examiner, said hat racking a tree made for weak new connections and they never recovered.

Ms. Flynn denied the appeal and imposed the \$450 fine.

Case: CE23120121

5300 NE 26 AVE
TUAGITA INVEST INC % SUPERIOR FLORIDA REALTY

Service was via posting at 1 East Broward Blvd. on 1/30/24. Service was also by appearance of the respondent.

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

THERE ARE 4 VIOLATIONS OF THE CITY'S ORDINANCE WHICH CONSTITUTE A REQUEST FOR 365 DAYS SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE23100253 (NOISE, PARKING, RESPONSIBLE PARTY), CE23080348 (LISTING OCCUPANCY).

Leonard Champagne, Senior Code Compliance Officer, testified that there were a qualifying number of violations at this vacation rental and requested a suspension of the vacation rental certificate for 365 days.

Lars Heldre said the citation from July 23 regarding the number of occupants allowed had been a mistake and apologized. He said there was a tenant in the property now, who had rented for three months [not a vacation rental.]

Ms. Hasan explained that after four violations, suspension was mandatory.

Officer Champagne reminded Mr. Heldre that any rental for the next 365 days must not be vacation rentals; they must each be for 30 days or longer.

Ms. Flynn found for the City and revoked the vacation rental certificate for 365 days, effective immediately.

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 already been imposed. The property was in compliance, fines had accrued to \$3,250 and the City was requesting the full fine be imposed.

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Gustavo Caracas, Code Compliance Officer, reported the property was in compliance.

David Bedoya described his efforts to comply and difficulty getting grass to grow. He had also needed to repair the driveway himself. Officer Caracas agreed that Mr. Bedoya had done all the work himself. He said administrative costs totaled \$2,090.

Ms. Flynn reduced the fines to \$2,600.

Case: CE23040074

5200 NE 19 AVE
ROBERTS, LARA F

Service was via posting at the property on 2/4/24 and at 1 East Broward Blvd. on 1/30/24.

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

VIOLATIONS: 9-308(a) **COMPLIED**

THERE IS DEBRIS ON THE ROOF. THE ROOF IS STAINED AND DIRTY.

VIOLATIONS: 47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTDOORS ON THIS RS-8 ZONED PROPERTY, WHICH INCLUDES BUT IS NOT LIMITED TO BICYCLES, INDOOR FURNITURE, A PATIO UMBRELLA, PATIO CHAIRS AND A LARGE ACCUMULATION OF PLANTER POTS IN THE DRIVEWAY, UNDER THE TREE AND IN THE FRONT YARD. THERE IS A LARGE AMOUNT OF OUTDOOR STORAGE IN THE REAR OF THE PROPERTY BY THE POOL.

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

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE ARE TREE BRANCHES HANGING LOW OVER THE SIDEWALK HINDERING SAFE PASSAGE FOR PEDESTRIANS.

VIOLATIONS: 47-19-.5.D.5 **COMPLIED**

THERE IS A CONCRETE WALL SURROUNDING THE PROPERTY, THAT HAS CHIPPING PAINT AND THE REAR IS DISCOLORED WITH A RUST COLOR.

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

IMPROPER PLACEMENT OF TRASH/LAWN RECEPTACLES NOT BEING RETURNED TO THEIR CORRECT LOCATION BEHIND THE BUILDING LINE. TRASH CARTS ARE BEING STORED IN THE DRIVEWAY. DUE TO THE ITEMS IN THE DRIVEWAY THE CARTS WERE NOT ABLE TO BE PULLED BACK.

VIOLATIONS: 18-11(a) **COMPLIED**

THE SWIMMING POOL AT THIS OCCUPIED PROPERTY HAS STAGNANT DARK COLOR WATER AND NOT BEING MAINTAINED WITH CIRCULATING CLEAN WATER. IT CAN BECOME A BREEDING GROUND FOR MOSQUITOS, WHICH CAN CAUSE HARM AND A NUISANCES TO THE NEIGHBORING PROPERTIES.

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

Lara Roberts said the person occupy the home was a hoarder and requested additional time to remove things. Officer Williams agreed to 56 days.

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

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Case: CE23050454

2150 NW 30 WAY

GREGOIRE, JACQUES A

ORDERED TO REAPPEAR

This case was first heard on 11/14/23 to comply by 2/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Karen Proto, Code Compliance Officer, recommended imposition of the fine.

Jacques Gregoire said there was an insurance claim and he should be awarded the funds soon.

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

Case: CE23101031

1800 E LAS OLAS BLVD

1800 LAS OLAS LLC

Service was via posting at 1 East Broward Blvd. on 1/30/24. Service was also by appearance of the respondent.

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

VIOLATIONS: Sec. 8-91.(e) **COMPLIED**

THERE IS/ARE 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. THIS IS A RECURRING VIOLATION AS CITED PREVIOUSLY UNDER CASE CE23060484 AND AS SUCH WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE REGARDLESS OF WHETHER THE VIOLATION COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 47-22.9. **COMPLIED**

SIGNS (FLAGS) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

Officer Aguilera presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation Sec. 8-91.(e) had existed as cited.

Brett Rose said he understood.

Ms. Flynn found in favor of the City that the violation Sec. 8-91.(e) had existed as cited.

Case: CE23100308

930 NW 9 AVE

FIRST COAST ENERGY LLP

Service was via posting at 1 East Broward Blvd. on 1/30/24. Service was also by appearance of the respondent.

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

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE23040328) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

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George Chandler said he understood.

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

Case: CE23090163

115 SW 30 AVE

JEAN-BAPTISTE, MARISTA

Service was via posting at 1 East Broward Blvd. on 1/30/24. Service was also by appearance of the respondent.

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

VIOLATIONS: 47-18.47.A. **COMPLIED**

THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY, IS RUNNING A COMMUNITY HOUSE/SOBER LIVING/ HALFWAY HOUSE, WITHOUT THE PROPER LICENSES. THIS IS A RECURRING VIOLATION PER CASE #CE23050136. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT COMPLIANCE IS MET.

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

Marista Jean-Baptiste said she had removed the halfway house tenants.

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

Case: CE23100866

805 SW 22 TER

CSMA BLT LLC

Service was via posting at the property on 1/29/24 and at 1 East Broward Blvd. on 1/30/24.

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

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

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THE SWALE AREA HAS DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE CE21040283. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING AND FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306 **COMPLIED**

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

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

Alexis Betancourt said she understood.

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

Case: CE23120276

1425 NE 57 ST

1425 NE 57TH STREET LLC

Service was via posting at the property on 1/16/24 and at 1 East Broward Blvd. on 1/30/24.

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

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 180 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE:
CE23120274 (NOISE, PARKING, OCCUPANCY)

Leonard Champagne, Senior Code Compliance Officer, testified that there were a qualifying number of violations at this vacation rental and requested a suspension of the vacation rental certificate for 180 days.

Kevin Correa said the owner had implemented procedures to prevent the violations from recurring. He stated they had reservations for the next 90 days.

Ms. Flynn found for the City and revoked the vacation rental certificate for 180 days, effective 5/14/24.

Case: CE23110136

CITATION

3130 SW 22 CT

CORRALES-ACUNA, NEYSA H/E ACUNA LANUZA, ELEX M H/E ET AL

This case was cited on 11/4/23 to comply by 11/4/23. 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.

Paul Smart, Code Compliance Officer, testified regarding the noise citation and presented a video into evidence.

Celeste Perez acted as interpreter for the owner, Neysa Corrales-Acura. Ms. Perez said she had sent an email regarding an appeal on November 15 but there had been no response. Staff agreed the email constituted an appeal.

Ms. Flynn denied the appeal and imposed the \$250 fine.

Later in the meeting, staff requested the Order be vacated and the case would be rescheduled.

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, recommended imposition of the fine.

Eric Busto explained problems they had encountered pulling the permits and requested 56 days. Officer Santos did not object.

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

Case: CE23040096

REQUEST FOR EXTENSION

1620 NE 62 ST 1

PERAZZELLI, ELOINA N EST

This case was first heard on 11/14/23 to comply by 1/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$7,000.

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Gail Williams, Code Compliance Officer, reported several of the original violations were in compliance and recommended imposition of the fine.

Lisette Perazzelli said the first contractor had taken her money and not done the work and she had a new contractor, whose work was being delayed. She requested an extension. Officer Williams recommended 91 days.

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

Case: FC23070004

2196 NE 56 ST

EMAL LLC

This case was first heard on 10/26/23 to comply by 11/24/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Kisarewich, Fire Safety Captain, reported the violation remained but could be remedied in a couple of hours.

Esteban Marchese said the tenant had not notified him of the posting and the mailing address was not correct. Captain Kisarewich recommended a 10-day extension.

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

Case: CE22090509

ORDERED TO REAPPEAR

2445 SW 18 TER

MARINA OAKS CONDO ASSN INC

This case was first heard on 5/9/23 to comply by 7/11/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$7,000.

Malaika Murray, Code Compliance Officer, said the owner was in litigation with the insurance provider. He noted there were open permits for the repairs.

Lior Cohen said 66% of the work had been done and requested 60 days. Officer Murray did not object.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/9/24 hearing.

Case: CE23070621

ORDERED TO REAPPEAR

3724 JACKSON BLVD

NAIRNE, OSWALD L LE & NAIRNE, DALTON O

This case was first heard on 12/12/23 to comply by 1/9/24. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$6,600 and the City was requesting administrative costs of \$534.

Rachel Moore, Code Compliance Officer, recommended reducing fines to administrative costs of \$534.

Oswald Nairne agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$534.

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Case: CE23010329

REQUEST FOR EXTENSION

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 \$12,425 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 the property looked good now but was not completely in compliance. She requested 28 days.

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

Case: CE23070683

1905 NW 21 AVE
NATOUR, ESA

This case was first heard on 11/14/23 to comply by 12/12/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$900 and the City was requesting the full fine be imposed.

Karen Proto, Code Compliance Officer, recommended imposition of the fine.

Armando Hernandez, tenant, said he had not initially been aware he needed State, County and local business tax receipts.

Ms. Flynn imposed a fine of \$450 for the time the property was out of compliance.

Case: CE23060512

REQUEST FOR EXTENSION

1312 NW 2 ST
SENGUL, ELGIN

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.

Wanda Acquavella, Code Compliance Officer, recommended a 91-day extension.

Gungor Atmaca acted as interpreter for Rafet Sengul, who agreed to the extension.

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

Case: CE23120331

2320 SW 36 AVE
ASMAR, GEORGETTE ANGELA D DE
SAYEC, JHONNY AHMAR

Service was via posting at the property on 1/17/24 and at City Hall on 1/30/24.

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

THERE IS A QUALIFYING FLORIDA BUILDING CODE VIOLATION AT THIS VACATION RENTAL PROPERTY TO REQUEST A TEMPORARY SUSPENSION: BE23120045-BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS.

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Leonard Champagne, Senior Code Compliance Officer, testified that there was a qualifying violation at this vacation rental and requested a suspension of the vacation rental certificate for 180 days. He said permits must be closed out before vacation rental activity could resume.

Jhonny Sayec said they had already removed all advertising.

Ms. Flynn found for the City and suspended the vacation rental certificate until the work was completed and the permits closed.

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 in compliance, fines had accrued to \$8,700 and the City was requesting the full fine be imposed.

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

Christopher Bellacose said he had not received the original notice but as soon as he was aware of the violations he had acted to comply. He said this was not a rental and had been vacant the entire time. Ms. Hasan withdrew violation 9-363.

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

Case: CE23120267

CITATION APPEAL

2818 NE 21 AVE

AIZEL ESTATES LLC

The property was cited on 12/9/23 to be complied by 12/9/23. The property was in compliance, there were immediate fines of \$800 and the City was requesting the full fine be imposed.

Paul Smart, Code Compliance Officer, testified regarding the noise violation, as well as the 11 vehicles parked on the property and on the swale. No one had responded to his call to the responsible party.

Ramon Morales said the tenants had not abided by the contract. He had been unable to respond because he had been tending to his disabled mother. He said they had since initiated steps to prevent the violations from recurring.

Ms. Flynn imposed a fine of \$600 for all but the responsible party violations and found for the City that the responsible party violation had existed as cited.

Stephanie Bass, Code Enforcement Supervisor, said the case to suspend the vacation rental certificate had been based on there being four violations, so that case would be rescheduled.

Case: CE23030078

2781 SW 4 CT

CONLIFFE, JACQUELINE C

Service was via posting at 1 East Broward Blvd. on 1/30/24. Service was also by appearance of the respondent.

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

VIOLATIONS: 18-1.

THERE IS ROOFED STORAGE CONSISTING OF BOXES, BINS, GARBAGE BAGS, AND OTHER UNKNOWN ITEMS AT THIS PROPERTY, THAT IS CREATING A PUBLIC NUISANCE. IT IS

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

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

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

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

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.
THERE IS A BLUE VEHICLE PARKED IN THE DRIVEWAY WITH BRICKS UNDER EACH TIRE.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY AT THIS PROPERTY IS WORN, WITH CRACKS AND POTHOLES.

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. **COMPLIED**
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY CONSISTING OF BUT NOT LIMITED TO STORAGE OF BOARDS, BOXES, BINS, ETC.

Officer Moore presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day, per violation.

Jacqueline Conliffe said the car on bricks was drivable and they did not park on the swale consistently. She agreed to comply the other violations.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day, per violation.

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 \$26,950 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.

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Analdo Estime said he was waiting for an engineer's drawings for the fence permit. He said the vehicles parked on the grass did not stay long. Officer Moore said the vehicle in the rear yard could be seen through the fence. The BMW in the carport had four flat tires.

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

Case: CE23070458

2030 NW 29 AVE

JORDAN, RODERICK L SR

This case was first heard on 11/14/23 to comply by 12/12/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,050 and the City was requesting administrative costs of \$534 be imposed.

Karen Proto, Code Compliance Officer, recommended reducing fines to administrative costs of \$534.

Roderick Jordan agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$534.

Case: CE23070860

2554 GULFSTREAM LN

SPALDING, ANTONY A

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, fines had accrued to \$9,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Marco Aguilera, Code Compliance Officer, recommended imposition of the fine.

Antony Spalding said the dock was not a safety issue and it did not make sense to rebuild it. Officer Aguilera said the center portion of the dock had been removed. Mr. Spalding said the rest of the dock was perfectly safe. He requested time to make repairs. Officer Aguilera said Mr. Spalding could also remove the entire dock to comply. Stephanie Bass, Code Compliance Supervisor, said a permit would be needed to remove the dock. She opposed any extension because Mr. Spalding had refused to comply.

Ms. Flynn imposed the \$9,450 fine, which would continue to accrue until the property was in compliance.

Case: CE23100579

1337 SW 24 AVE

SANCHEZ, RAFAEL & HERNANDEZ MARTINEZ, BELKYS

Service was via posting at the property on 1/22/24 and at 1 East Broward Blvd. on 1/30/24.

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

VIOLATIONS: 18-12.(a) **COMPLIED**
THERE IS OVERGROWTH OF LANDSCAPE ON THIS PROPERTY AND/OR ITS SWALE.

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

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

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Yordanys Sanchez agreed to comply.

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

Case: CE23020323

1313 E LAS OLAS BLVD
1313 EAST LAS OLAS BLVD LLC

This case was first heard on 6/12/23 to comply by 12/12/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,450 and 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 the property was not in compliance.

Andrew Schein Esq. said they were waiting for the permit to be issued.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/12/24 hearing.

Case: CE23090263

1840 SW 37 WAY
MERGILLES, VODREGUE & MERGILLES, AGATHE

Service was via posting at 1 East Broward Blvd. on 1/30/24. Service was also via the respondent's attendance.

Marco Aguilera, 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 IN THE SWALE AREA.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS IN A STATE OF DISREPAIR. ASPHALT AREA IS CRACKED/BROKEN AND GRAVEL DRIVEWAY APPROACH IS UNEVEN AND MISSING GRAVEL IN AREAS. GRAVEL DRIVEWAY AREA IS OVERGROWN WITH WEEDS.

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

THERE IS TRASH, RUBBISH AND DEBRIS (GLASS PANELS) DUMPED IN THE FRONT YARD ON THIS PROPERTY.

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

Vodregue Mergilles requested more than 28 days.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 28 days and with 9-304(b) within 56 days or a fine of \$50 per day, per violation.

Case: CE23060359

411 SW 31 AVE
CUMBERBATCH, JOHN R & CUMBERBATCH, MADLYN E

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, fines had accrued to \$1,575 and the

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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.

Madlyn Cumberland agreed to the extension.

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

Case: CE23020013

2530 NW 16 ST
MURRAY, LEONARD

Service was via posting at the property on 1/17/24 and at 1 East Broward Blvd. on 1/30/24.

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.

VIOLATIONS: 9-304(b)

THE DRIVEWAY APRON IS IN DISREPAIR. THE DRIVEWAY APRON HAS CRACKS AND POTHOLES AND NEEDS TO BE RESURFACED. A PERMIT MAY BE REQUIRED.

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 28 days or a fine of \$50 per day, per violation.

Leonard Murray said he had a permit for the stamped concrete driveway and the plans for the addition, which must be done prior to the driveway, had been submitted to the County. Ms. Hasan suggested 91 days.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 5/14/24 hearing.

Case: CE23030236

1221 NE 1 AVE
PAWLIK, WALTRAUD

This case was first heard on 11/14/23 to comply by 11/24/23 and 12/12/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$33,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Code Compliance Officer, said five of the original seven violations remained and recommended imposition of the fine.

Waltraud Pawlik described her efforts to comply. Office Willaims suggested a 56-day extension and ordering Ms. Pawlik to attend the 4/9/24 hearing.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/9/24 hearing.

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Case: CE23020927

901 SW 22 AVE

PIERRE, MARIE & ALFRED

This case was first heard on 10/26/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,500 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, recommended imposition of the fine.

Alfred Pierre said he needed a Creole interpreter but none was available. Stephanie Bass, Code Compliance Supervisor, recommended rescheduling the case.

Jerry Jean-Philippe, IT Technician, acted as interpreter for Mr. Pierre. Mr. Pierre indicated work already done and what he still needed to do. He requested 56 days. Officer Santos did not object. Amy Brown, Code Compliance Supervisor, said the Senior Inspector for the area spoke Creole and would meet with Mr. Pierre at the property. Officer Santos agreed to visit the property with the Senior Inspector.

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

Case: CE23100293

3613 SW 12 PL

ARENAS, JACK DEMPSEY

Service was via posting at the property on 1/23/24 and at 1 East Broward Blvd. on 1/30/24.

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

VIOLATIONS: 18-11.(a)

THE POOL AT THIS UNOCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE. THE POOL AREA IS OPEN, AND THERE IS A SCHOOL DIRECTLY ACROSS THE STREET, WHICH THE POOL'S CONDITION IS CAUSING A SAFETY ISSUE. MOSQUITO DUNKS WERE THROWN INTO THE POOL.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-307(b)

THIS PROPERTY IS MISSING WINDOWS. THE FRONT WINDOW AND THE SIDE WINDOW ARE COMPLETELY MISSING.

VIOLATIONS: 9-304(b)

THE DRIVEWAY AT THIS PROPERTY HAS WEEDS AND GRASS GROWING THROUGH THE GRAVEL.

Officer Moore presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$200 per day, per violation.

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Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$200 per day, per violation.

Case: CE23110199

321 NE 3 ST

DEPENDABLE EQUITIES LLC

Service was via posting at the property on 1/16/24 and at 1 East Broward Blvd. on 1/30/24.

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

VIOLATIONS: 18-12.(a)

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

Officer Caracas 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: CE23101017

1312 SEMINOLE DR

RHODES, JAY G

Service was via posting at the property on 1/23/24 and at 1 East Broward Blvd. on 1/30/24.

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

VIOLATIONS: Sec. 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.

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT VESSEL DOCKED AT THE REAR OF THE PROPERTY.

Officer Aguilera presented the case file into evidence and recommended ordering compliance with 18-4.(c) within 28 days or a fine of \$100 per day and with 8-91.(c) within 91 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance with 18-4.(c) within 28 days or a fine of \$100 per day and with 8-91.(c) within 91 days or a fine of \$100 per day.

Case: CE23110053

1361 SW 24 AVE

FEARONS INVESTMENT VENTURES LLC

Service was via posting at the property on 1/22/24 and at 1 East Broward Blvd. on 1/30/24.

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

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

THE GRAVEL DRIVEWAY AT THIS PROPERTY IS IN A STATE OF DISREPAIR.

WEEDS/VEGETATION GROWING THROUGH THE GRAVEL.

VIOLATIONS: 9-313.(a) **COMPLIED**

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-306 **COMPLIED**

THE EXTERIOR WINDOW COVERINGS ARE DIRTY/STAINED.

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VIOLATIONS: 9-363

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

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

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE23080829

1967 SW 28 AVE

BERENGUER, JOSE M IV

Service was via posting at the property on 1/29/24 and at 1 East Broward Blvd. on 1/30/24.

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

VIOLATIONS: 47-21.15.A

IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. STRANGLER FIG TREE REMOVED WITHOUT A PERMIT.

Officer Santos presented the case file into evidence and recommended imposing a fine of \$50 per day, starting on 2/13/24 and continuing until the property was in compliance.

Ms. Flynn found in favor of the City and imposed a fine of \$50 per day, starting on 2/13/24 and continuing until the property was in compliance.

Case: CE23080524

1348 RIVERLAND RD

NIELSEN, LARRY

Service was via posting at the property on 1/30/24 and at 1 East Broward Blvd. on 1/30/24.

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

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

THE WOOD FENCE AND CHAIN LINK FENCE AT SIDE OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-19032029) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-278(E) **COMPLIED**

THERE ARE A BUNCH OF MISCELLANEOUS ITEMS COVERING THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY CREATING AN UNSAFE AND HAZARDOUS CONDITION.

VIOLATIONS: 9-306 **COMPLIED**

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

VIOLATIONS: 47-34.1.A.1. **COMPLIED**

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE PILES OF MISCELLANEOUS ITEMS ALL OVER THE PROPERTY INCLUDING BUT NOT LIMITED TO: INDOOR FURNITURE, TABLES, LAMPS, PLASTIC CONTAINERS, BOXES, PIECES OF FENCE, SHELVES, METAL SHEETS AND OTHER MISCELLANEOUS ITEMS. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-19032029) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN THE SIDE AND BACK OF THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-19032029) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE SIDE AND BACK OF THE PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-19032029) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

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

Case: CE23090339

2620 SW 13 CT
NIELSEN, LARRY L

Service was via posting at the property on 1/29/24 and at 1 East Broward Blvd. on 1/30/24.

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

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-22020622) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY COVERING UP THE STOP SIGN AND THE SW 13 CT SIGN. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-22020622) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

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

Case: CE23100324

1313 SW 23 AVE
DELPINO, RAMON G

Service was via posting at the property on 1/29/24 and at 1 East Broward Blvd. on 1/30/24.

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

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

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A GREEN FORD TRUCK WITH NO LICENSE PLATE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-23040307) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

BOTH DRIVEWAYS ARE NOT BEING MAINTAINED. BOTH SIDES ARE DIRTY. ON THE LEFT SIDE THERE ARE WEEDS GROWING THROUGH IT AND IT'S MISSING GRAVEL IN THE MIDDLE AND IN THE APRON ENTRANCE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-23040307) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE SWALE AREA IN THE FRONT OF THE PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-23040307) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND OTHER AREAS OF THE EXTERIOR ARE DIRTY AND HAVE STAINS AND MISSING, PEELING PAINT. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-23040307) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE ROOF IS DIRTY AND BOTH WHITE METAL DOORS ARE DIRTY AND HAS STAINS.

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

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

Case: CE23100768

1362 SW 23 AVE

COOPER, MICHAEL JAY EST

Service was via posting at the property on 1/29/24 and at 1 East Broward Blvd. on 1/30/24.

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

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE RIGHT SIDE OF THIS PROPERTY.

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

THERE ARE THREE DERELICT VEHICLES PARKED ON THE RIGHT SIDE OF THE PROPERTY. A SILVER ACURA WITH EXPIRED FLORIDA LICENSE PLATE #QIGN74 EXP 10-22 , A BURGUNDY CHEVY TRUCK AND A BURGUNDY VEHICLE TOWARDS THE BACK.

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

THE LANDSCAPE SWALE AREA AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THE GRAVEL SWALE HAS GRASS GROWING THROUGH IT AND IS MISSING GRAVEL IN SOME AREAS. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-22040349) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

THERE ARE 2 DERELICT VEHICLES PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY AT THIS PROPERTY NEEDS TO BE MAINTAINED. THERE IS GRASS GROWING THROUGH THE GRAVEL. THIS CASE WILL BE PRESENTED TO THE SPECIAL

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MAGISTRATE AS A RECURRING VIOLATION (CE-22040349) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Santos presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that violations 9-305(b) and 9-304(b) had existed as cited.

Ms. Flynn found in favor of the City that violations 9-305(b) and 9-304(b) had existed as cited.

Case: CE23120065

CITATION

208 NE 16 CT
DAVENPORT, ALAN

This case was cited on 12/3/23 to comply by 12/3/23. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$600 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$600 fine.

Case: CE23080702

424 NW 14 TER
SMITH, LORRAINE E & SMITH, INELL A

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

Ms. Flynn imposed the \$12,600 fine, which would continue to accrue until the property was in compliance.

Case: CE23080277

2540 SW 5 ST
GORDON, VERONICA E & GORDON, JAMES JR

This case was first heard on 10/26/23 to comply by 12/5/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,000 fine, which would continue to accrue until the property was in compliance.

Case: CE23070861

1032 NW 8 AVE
AFMX LLC

This case was first heard on 10/10/23 to comply by 10/20/23 and 12/12/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,700 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,700 fine.

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Case: CE23090337

6251 NE 20 WAY

RICHARD W & DORIS L TAYLOR TR

This case was first heard on 11/14/23 to comply by 11/24/23 and 1/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$46,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$46,400 fine, which would continue to accrue until the property was in compliance.

Case: CE23080431

VACATE FINAL ORDER 11/14/2023

2570 NW 19 ST

DEVINE TOUCH INVESTMENTS INC

This case was first heard on 11/14/23 to comply by 11/24/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

This was a request to vacate the Final Order dated 11/4/23.

Ms. Flynn vacated the Final Order dated 11/4/23.

Case: CE23060728

VACATE OIF & REHEAR

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 \$23,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

This was a request to vacate the Final Order Imposing the Fine and re-hear the case.

Ms. Flynn vacated the Final Order Imposing the Fine.

Ms. Hasan said the owner had missed the Massey hearing and apparently thought he could attend via Zoom. She said after the property was cited, the owner had begun eviction proceedings against the tenant and the tenant had contested it. Ms. Hasan said the City supported granting a 56-day extension.

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

Case: CE22120140

ORDERED TO REAPPEAR

100 CAROLINA AVE

ALEXANDRE, LOUISSAINT

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 in compliance, fines had accrued to \$875 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

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Case: CE23050447

VACATE OIF & REHEAR

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 \$24,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Hasan said the circumstances of the case were the same as for the owner's previous case: he had missed the Massey hearing and apparently thought he could attend via Zoom. She recommended a 56-day extension.

This was a request to vacate the Order Imposing the Fine and re-hear the case.

Ms. Flynn vacated the Order Imposing the Fine.

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

Case: CE23080275

525 N FEDERAL HWY

T-C THE MANOR AT FLAGLER VILLAGE LLC

This case was first heard on 11/30/23 to comply by 12/10/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$900 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$900 fine.

Case: FC23060014

312 NW 7 ST

312 NW 7TH STREET LLC

This case was first heard on 8/31/23 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 the full fine be imposed.

Ms. Flynn imposed the \$3,300 fine.

Case: CE23080023

1440 MIAMI RD

1440 ROCE LLC

This case was first heard on 11/14/23 to comply by 11/24/23 and 12/12/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$30,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$30,600 fine, which would continue to accrue until the property was in compliance.

Case: CE22100342

VACATE OIF 11/30/2023

707 FLAMINGO DR

VASTLAND NORTHCREST DEVELOPMENT LLC

This was a request to vacate the Order Imposing the Fine dated 11/30/23.

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Ms. Flynn vacated the Order Imposing the Fine dated 11/30/23.

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.

Ms. Flynn took no action.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on page 49 and 50 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:

FC23110003 FC23120013 FC23120011

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:

CE23120277 CE23110120 CE23110252 CE23060226
CE23021075 CE23100761 CE23100256 CE23100258
CE23070455 FC23110011 FC23110001 CE23060915
CE23120129 CE23120136 CE23120048

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:

CE23110516

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:

CE23120243

Cases with No Service

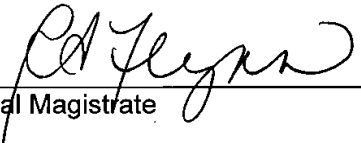
The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

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 12:11 P.M.


Special Magistrate

ATTEST:

CLERK, SPECIAL MAGISTRATE