



APPROVED



**SPECIAL MAGISTRATE HEARING
 MARINE INDUSTRIES
 2ND FLOOR MEETING ROOM
 221 SW 3 AVENUE, FORT LAUDERDALE, 33312
 JANUARY 25, 2024
 ANNETTE CANNON PRESIDING
 9:00 A.M.**

CITY OF FORT LAUDERDALE

Staff Present:

Madeline Blue, Code Compliance Supervisor
 Crystal Green-Griffith, Administrative Assistant
 Amara Lakes, Administrative Assistant
 Troy Nichols, Administrative Assistant
 Victoria Ploysungvarl, Administrative Assistant
 Honda Hasan, Assistant City Attorney
 Stephanie Bass, Code Compliance Supervisor
 My Brown, Code Compliance Supervisor
 Gustavo Caracas, Code Compliance Officer
 Julio Davila, Code Compliance Supervisor
 Edward Eason, Code Compliance Officer
 Covary Exantus, Code Compliance Officer
 Manuel Garcia, Code Compliance Officer
 Patricia Jolly, Senior Code Compliance Officer
 Robert Kisarewich Fire Safety Captain
 Brian Kloian, Senior Code Compliance Officer
 Jeffrey Lombard, Code Compliance Officer
 Sean Claude Noel, Code Compliance Officer
 Steven Saimbert, Code Compliance Officer
 David Sandiford, Code Compliance Officer
 Diego Santos, Code Compliance Officer
 Guy Seiderman, Code Compliance Officer
 Ani Thelusma, Code Compliance Officer

Respondents and witnesses

CE23060015: Blake Stranz; Stephen Tilbrook Esq.	CE23100430: Guillermina Yalale; Michelle DelCadillo
CE23090420: Joy Eber; Daniel Cunningham; Cory Carano	CE23010786: Richard Haestner
CE23020868: Salvatore Salamone	CE23100628: Mary Hiers; David Webb
CE23090615: Willy Saintil	CE23090020: Eric Wiborg
CE23080614: Jacqueline Reed-Stills	CE23070153; CE23070209; Eric Pintar
CE23080380: Ingeborg Episcopo; Skeet Jernigan; Laszlo Aspirany; Jaime Blomquist; Denys O'Grady; Lynn Lepoutre; Owen Lepoutre	CE23040256: Ofir Bedash
CE22050725: Sara Thompson	CE23060085: Indiana Perez; Sardis Canela; Aldo Ducci
CE23030340: Pamela Chavez Esq.	CE23090452: Juan Penas
CE23090698: Kevin John Schofield	CE23060219: Lisa Russo
CE23090015: Dana Marin	CE23080623: Asi Topaz
CE23010789: Aldo Ducci	CE23010495: Ronald Snitil
CE23080509: Robert Allan Monaco	CE23060087: Rodney Robinson
CE23120243: Roman Mordees	CE23100209: Lendon Simmonds
CE23100417: Eduardo Dieter	CE23100445: Dawn Arpin

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: CE23090698

309 COCONUT DR
SCHOFIELD, KEVIN JOHN

Service was via posting at the property on 12/29/23 and at 1 East Broward Blvd. on 1/11/24.

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

VIOLATIONS: Sec. 8-91.(c)

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

Officer Eason presented the case file into evidence and recommended ordering compliance within 91 days for an update and ordering the respondent to attend the 4/25/24 hearing.

Kevin John Schofield described his efforts to comply.

Judge Cannon found in favor of the City and ordered the respondent to attend the 4/25/24 hearing or an update.

Case: FC23060015

ORDERED TO REAPPEAR

17 S FTL BEACH BLVD
THE GALLERY AT BEACH PLACE LLC
RYAN LLC - DIVINA TAVERAS

This case was first heard on 8/31/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Kisarewich, Fire Safety Captain, said the property had been neglected for years and it was taking time to fully comply. He recommended a 63-day extension and ordering the respondent to attend the 3/28/24 hearing.

Stephen Tilbrook Esq., the owner's attorney, said they had been working with Captain Kisarewich and requested an extension. He stated they had refinanced the property so they could pay for the improvements.

Blake Stranz, property manager, outlined the progress since the last hearing.

Judge Cannon granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/28/24 hearing.

Case: CE23080509

900 BAYVIEW DR
MERIDIAN APARTMENTS INC % MONACO REAL ESTATE

Service was via posting at the property on 1/12/24 and at 1 East Broward Blvd. on 1/11/24.

David Sandiford, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WINDOWS/DOOR WHICH ARE DETERIORATED AND NOT MAINTAINED AT THE END OF WALKWAYS.

VIOLATIONS: 47-20.20.H

PARKING FACILITIES ARE NOT BEING PROPERLY MAINTAINED. THE PARKING FACILITIES NEED TO BE RESURFACED AND RESTRIPEDED.

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

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Robert Allan Monaco agreed to comply within 63 days.

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

Case: CE23020868
120 NW 7 TER
SALAMONE, SALVATORE

ORDERED TO REAPPEAR

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, and fines had accrued to \$1,500.

Ernststein Saimbert, Code Compliance Officer, described the owner's efforts to comply and what still needed to be done. He recommended a 35-day extension.

Salvatore Salamone said he suffered some several medical conditions and worked six days per week. He agreed to remove the gravel from the swale.

s. Cannon granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/29/24 hearing.

Case: CE23090452
.451 N FEDERAL HWY
3H PLAZA DEL MAR LLC

Service was via posting at the property on 12/27/23 and at 1 East Broward Blvd. on 1/11/24.

Laurette DelGrosso, Code Compliance Officer, testified to the following violation(s):
VIOLATIONS: 24-28(c).

THE DUMPSTERS AT THIS PROPERTY ARE NOT KEPT WITHIN THE DUMPSTER ENCLOSURE AND THERE ARE EITHER TOO MANY CONTAINERS OR NOT ENOUGH ENCLOSURES ONSITE.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Duan Penas said he was applying for permits and requested 90 days. Stephanie Bass, Code Compliance Supervisor, recommended 63 days and ordering the respondent to attend the 3/28/24 hearing.

s. Cannon found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day and ordered the respondent to attend the 3/28/24 hearing.

Case: CE23040256
.200 NE 5 TER
EAST SIDE VILLAS CONDO ASSN INC

This case was first heard on 10/26/23 to comply by 12/1/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,100 and the City was requesting the full fine be imposed.

Sean Claude Noel, Code Compliance Officer, recommended imposition of the fine.

Tim Bedash, property manager, said the property was now completely clean. He said non-residents were dumping in the rear of the property but he had hired someone to clean it up every week. He described what it had cost them to comply and requested no fines be imposed.

s. Cannon imposed a fine of \$1,600 for the time the property was out of compliance.

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Case: CE23080614

541 NW 14 AVE

HOPE COMMUNITY DEVELOPMENT CORP INC

Service was via posting at the property on 12/27/23 and at 1 East Broward Blvd. on 1/11/24.

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

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED.

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/DIRT.

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

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

Officer Seiderman presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Acqueline Reed-Stills said they would build affordable housing on the lot. Plans were being drawn now. Julio Davila, Code Compliance Supervisor, said he would like a progress report to ensure the project was progressing.

Judge Cannon found in favor of the City and ordered compliance with 47-21.9.M. within 10 days and with 9-304(b) within 63 days or a fine of \$50 per day, per violation and ordered the respondent attend the 3/28/24 hearing.

Case: CE23100209

532 LAUDERDALE MANOR DR

MONROE, LONDON

Service was via appearance of the owner at the hearing.

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

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. CUT THE OVERGROWTH ON SWALE AND PROPERTY AND MAINTAIN ON REGULAR BASIS. THIS IS A RECURRING VIOLATION PER CE20060845 AND WILL BE PRESENTED TO THE MAGISTRATE REGARDLESS OF COMPLIANCE.

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

THERE ARE DERELICT VEHICLES ON THE SWALE AND THE PROPERTY. THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION PER CASE CE20070016 AND WILL BE PRESENTED TO THE MAGISTRATE FOR A FINDING OF FACT REGARDLESS OF COMPLIANCE.

VIOLATIONS: 18-1. **COMPLIED**

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

Officer Seiderman presented the case file into evidence and said the property was now in compliance. He requested Ms. Cannon find the violations had existed as cited.

Brandon Simmonds described his efforts to comply.

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

Case: CE23100430
861 N FEDERAL HWY
20145 LLC

Service was via posting at the property on 12/29/23 and at 1 East Broward Blvd. on 1/11/24.

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

VIOLATIONS: 18-12.(a) **COMPLIED**
THERE IS TRASH SHOPPING CARTS, BOTTLES, CUPS, PAPER AND RUBBISH AND DEBRIS ON THE FRONT AND THROUGHOUT THIS PROPERTY.

VIOLATIONS: 9-306 **COMPLIED**
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND TRIMMINGS ARE STAINED, MILDEWED, MOLDED, DISCOLORED PAINT. AND GREEN UTILITY BOX HAS GRAFFITI MARKS ON IT IN REAR OF PROPERTY.

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. THE WHEEL-STOPS ARE MISSING, PEELING, CHIPPING, DISCOLORED, MOLDED, MILDEWED PAINT AND THE ASPHALT PARKING LOT IS FADED AND DISCOLORED.

Officer Thelusma presented the case file into evidence and recommended ordering compliance within 30 days or a fine of \$100 per day.

Yallermina Yalale described their efforts to comply and said they did not know how to address the faded asphalt.

Michelle DelCaddillo, owner, said they had pressure cleaned and re-lined the lot. Stephanie Bass, Code Compliance Supervisor, said a permit was needed for restriping to ensure the parking spacing complied. She said the entire lot needed to be resealed and re-striped.

Ms. Cannon found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE22050725 ORDERED TO REAPPEAR
09 SW 4 CT 1-7
BAK INVESTMENTS IV LLC

This case was first heard on 8/25/22 to comply by 12/1/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$35,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Thompson said the owner was making diligent efforts to comply.

Ms. Cannon did not grant an extension and ordered the respondent to attend the 2/29/24 hearing.

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Case: CE23090420
105 NE 16 TER
JHS LLC

Service was via posting at the property on 12/27/23 and at 1 East Broward Blvd. on 1/11/24.

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

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(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 DelGrosso presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Buyer Eber, the deceased owner's wife, said the permit would be closed on Monday and the buyer could make more progress.

Buyer Carano, buyer's representative, said the structural issues had been addressed and they just needed to paint. He requested more than 35 days for the new owner to resolve the remaining issues.

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

Case: CE23100445
.844 NE 46 ST
DANCING LIGHT LLC

Service was via posting at 1 East Broward Blvd. on 1/11/24. Service was also by the appearance of the owner at the hearing.

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

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

THERE IS OVERGROWTH, TRASH (TOILET BOWL ON WEST SIDE OF PROPERTY, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR IN THE BACK OF WHITE FENCE IN REAR ALLEYWAY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE19022246 THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

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 OVERGROWTH OF WEED, PLANT MATERIALS, SHRUBS, HEDGES AND TREES, TREE BRANCHES IN THE REAR OF PROPERTY AND ALLEYWAY GROWING ALONG THE WHITE FENCE ON THE EAST SIDE OF PROPERTY OBSTRUCTING PEDESTRIAN WALKWAY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE19022246. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

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

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON ALLEYWAY IN THE REAR ALONG WHITE FENCE OF THE PUBLIC RIGHT-OF-WAY.

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Officer Thelusma presented the case file into evidence. Stephanie Bass, Code Enforcement supervisor, said the violations were now in compliance and requested Ms. Cannon find that violations 18-12.(a) and 9-305(b) had existed as cited.

Ms. Cannon found in favor of the City that violations 18-12.(a) and 9-305(b) had existed as cited.

Case: CE23010786

ORDERED TO REAPPEAR

3100 NE 32 AVE

PAKMAN INTRACOASTAL LLC

This case was first heard on 5/28/23 to comply by 6/4/23 and 7/27/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines of \$5,000 had already been imposed. Fines would begin to accrue again on 1/26/24.

Corian Koloian, Senior Code Compliance Officer, said there was a new owner as of November 2023 and there was a demolition permit pending for the property.

Richard Haestner said there was an electric transformer that powered the Fire Station across the street that needed to be removed. The Fire station had just been vacated in January 2024 and they needed a time from FPL before they could demolish the property.

Ms. Cannon granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/28/24 hearing.

Case: CE23100628

1000 NW 17 AVE

IRVING, MARY M

Service was via posting at the property on 12/27/23 and at 1 East Broward Blvd. on 1/11/24.

Jeffrey Lombard, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-363 **WITHDRAWN**

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

VIOLATIONS: 9-278(e)

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

VIOLATIONS: 9-306

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

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

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

Officer Lombard presented the case file into evidence and recommended ordering compliance within 5 days or a fine of \$50 per day, per violation. He withdrew 9-363 because the property was vacant.

David Webb, the owner's nephew, said the house was vacant and the front window was broken. He said she was trying to sell the home.

Julio Davila, Code Compliance Supervisor, suggested 91 days.

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s. Cannon 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 4/25/24 hearing.

Case: CE23080380

543 NE 18 AVE

GOOD SERVICE REALTY INC % INGEBORG LEATHERBURY

This case was first heard on 10/10/23 to comply by 10/10/23, 10/13/23 and 11/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$38,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Aulette DelGrosso, Code Compliance Officer, recommended imposition of the fine.

Ingeborg Episcopo, owner, said she did not know what was going on and there was a tenant in the property. Officer DelGrosso said the tenant had addressed some of the violations but there were a few remaining, and the owner was ultimately responsible for compliance.

Keet Jernigan, neighbor, said the house was a mess and had been for years because the owner had performed no upkeep. He noted that Ms. Leatherbury/Episcopo had a realty company that owned a number of houses in the City and it ignored the property. Mr. Jernigan stated the current tenants had been breeding dogs in the rear yard. He noted the fence was falling down; the house was in disrepair and the roof tie beams were spalling and concrete was chipping; there were air conditioning units falling out the windows. He stated the Police were at the property all the time and Broward County Animal Control had recently visited. Mr. Jernigan stated neighbors could not see their yards because of the odors from the dogs in the rear yard.

Chaim Blomquist, neighbor, agreed the home was falling apart and had been for years. She said the dogs in the rear yard cried constantly. She agreed the smell from the yard was "unbelievable." Officer DelGrosso described her last visit to the property and how the dogs were being cared for and acknowledged that conditions were different at different times.

Denys O'Grady, neighbor, neighbor to the rear, said she was unable to use her backyard because of the odor from the dogs. She stated her complaints had not resulted in any change.

Yvonne Lepoutre, neighbor, said the house was not maintained and was a disaster and the owner did not act to address the violations.

Stephanie Bass, Code Compliance Supervisor, agreed to meet at the property to explain again what must be done to comply.

s. Cannon imposed the \$38,450 fine and increased the accruing fines for 9-305(b), 18-12.(a), 9-30(h)(1), 24-27.(b), and 9-306 to \$100 per day, per violation. Violation 9-280(g) would continue to accrue at \$50 per day. She also ordered the respondent to attend the 2/29/24 hearing.

Case: CE23070209

120 NE 11 AVE

MYRUS DEVELOPMENT V LLC

This case was first heard on 10/26/23 to comply by 11/5/23 and 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Aulette DelGrosso, Code Compliance Officer, recommended imposition of the fine.

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Eric Pintar said for the past year, his wife had been dealing with cancer. He described his efforts to comply. He did not see how this affected any neighboring properties. Officer DelGrosso noted that she had never been contacted by Mr. Pintar.

Ms. Cannon imposed the \$52,300 fine, which would continue to accrue until the property was in compliance.

Case: CE23070153

130 NE 11 AVE 1-2
MYRUS DEVELOPMENT V LLC

This case was first heard on 10/26/23 to comply by 11/5/23 and 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$36,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Audette DelGrosso, Code Compliance Officer, recommended imposition of the fine.

Eric Pintar described efforts to comply.

Ms. Cannon imposed the \$36,100 fine, which would continue to accrue until the property was in compliance.

Case: CE23060085

400 RIVERLAND RD
PEREZ, INDIANA

This case was first heard on 10/26/23 to comply by 11/30/23 and 1/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Ardis Canela, the owner's daughter, said her brother had caused the violations but the property was now vacant. She stated she was afraid to visit the property. Ms. Canela interpreted for her brother, Indiana Perez.

Edo Ducci, contractor, offered his services. He said the garage door needed drawings and a permit.

Ms. Cannon imposed the \$5,600 fine and granted a 63-day extension for 9-280(b) only, during which time no fines would accrue; the other two violations would continue to accrue fines.

Case: CE23030340

13 SE 7 ST
EO, TINA MARIE

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 not in compliance, fines had accrued to \$2,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ed Sandiford, Code Compliance Officer, recommended fines continue.

Amela Chavez Esq., the owner's attorney, said the court had ordered the tree removed and her client had hired a certified arborist, pulled a permit and removed the tree. The City was

claiming this was a specimen tree but the arborist indicated it was not. She said at the prior hearing, Ms. Hasan had agreed to provide the City's evidence that this was a specimen tree but they had received no documentation from anyone. Stephanie Bass, Code Enforcement Supervisor, said the owner's arborist, not the City, had indicated this was a specimen tree and the owner must pay 25,000 into the tree fund before the after-the-fact permit could be pulled.

Corian Koloian, Senior Code Compliance Officer, said William Granda, the City's arborist, had submitted an arborist's report and it included a document for evidence.

Ms. Chavez said the City, as part of this case, had ordered the owner to remove the tree by a date in September, which her client had done. Ms. Hasan stated the owner had removed the tree without a permit. Officer Koloian said there was never an order to remove the tree.

Ms. Chavez reiterated that they wanted the certified arborist's report declaring this a specimen tree. Ms. Hasan said she had provided contact information to Ms. Chavez. Ms. Chavez said she and others had sent multiple communications and received no reply.

Ms. Cannon imposed the \$2,700 fine, and reduced the daily fine to \$50 per day, which would continue to accrue.

Case: CE23060087

1606 NW 14 ST
ROBINSON, RODNEY R

This case was first heard on 9/28/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the full fine.

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

Rodney Robinson said he had been sick with cancer for eight years and had difficulty addressing the violations.

Ms. Cannon imposed no fine.

Case: CE23010495

1549 NW 11 WAY
IAF ASSETS LLC

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 \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Donald Snitil said he would comply within 30 days.

Ms. Cannon granted a 35-day extension, during which time no fines would accrue.

Case: CE23090615

100 LONG ISLAND AVE
SANTIL, WILLY & MAXEANT, SUZANNE

Service was via posting at the property on 12/27/23 and at 1 East Broward Blvd. on 1/11/24.

Jeffrey Lombard, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c) **COMPLIED**
THERE IS A DERELICT VEHICLE IN THE REAR OF THE PROPERTY, A GRAY FORD F-150 WITH FLAT TIRES CAUSING IT TO BE DERELICT. THERE IS ALSO A BLACK SUV PARKED UNDER THE CARPORT WITHOUT A CURRENT TAG.

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

VIOLATIONS: 9-304(b) **COMPLIED**
THE DRIVEWAY AND APRON ARE IN DISREPAIR. THERE ARE POTHOLES AND CRACKS THROUGHOUT. THE STRIPING IS FADED AND THE WHEEL STOPS ARE BROKEN AND/OR MISSING. A PERMIT MAY BE REQUIRED FOR THIS REPAIR.

VIOLATIONS: 18-1.
THERE IS STORAGE OF MATTRESSES, BATHTUB ON THE PORCH, IN ADDITION TO CONSTRUCTION MATERIAL AT THE REAR OF THE PROPERTY THAT NEED TO BE REMOVED. THIS IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-280(b) **COMPLIED**
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS DAMAGE UNDERNEATH THE CARPORT FASCIA THAT IS IN DISREPAIR

Jeffrey Lombard presented the case file into evidence and recommended ordering compliance within 5 days or a fine of \$50 per day.

Timothy Saintil said he was working on compliance.

Julio Davila, Code Compliance Supervisor, recommended a fine of \$25 per day.

Justice Cannon found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Case: CE23010789
1204 DAVIE BLVD
MARRIA HOLDINGS II INC

In this case was first heard on 7/27/23 to comply by 8/6/23 and 8/31/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Justice Cannon, Sr. Code Compliance Officer, recommended imposition of the fine.

Julio Ducci, contractor, described their progress pulling the permit, which had been approved two days ago. He requested two months.

Justice Cannon imposed the \$17,550 fine and granted a 35-day extension for 18-12.(a) and a five-month extension for 47-19.4.D.1. to 6/29/24.

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Case: CE23060219

1511 NW 11 ST
RUSSO, LISA

This case was first heard on 9/28/23 to comply by 10/27/23 and 12/1/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,100 and the City was requesting imposition of the full fine.

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

Lisa Russo described her efforts to comply and insisted she had complied by the deadlines. Officer Exantus recommended reducing fines to administrative costs of \$610.

Ms. Cannon imposed administrative costs of \$610.

Case: CE23100417

3001 N FEDERAL HWY
3001 HOTEL LLC

Service was via posting at the property on 12/29/23 and at 1 East Broward Blvd. on 1/11/24.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE FRONT AND THROUGHOUT ENTIRE PROPERTY AS WELL AS THE ALLEY WAY/RIGHT OF WAY.

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

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES, BRANCHES ALONG THE FENCE LINE ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY IN THE ALLEY WAY ON THE NORTHEAST SIDE OF THIS PROPERTY

VIOLATIONS: 9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING AWNINGS IN THE FRONT OF THE PROPERTY ARE DISCOLORED, MILDEWED, MOLDED, STAINED AND DIRTY.

VIOLATIONS: 9-280 (h) (1)

THE CHAIN -LINKED FENCE IN REAR NORTH SIDE OF PROPERTY NEAR ALLEYWAY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

Officer Thelusma presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-280(h)(1) within 35 days or a fine of \$100 per day, per violation.

Officer Dieter said he had removed significant amounts of the trash already. He requested more than 35 days to replace the fence. Stephanie Bass, Code Compliance Supervisor, suggested 63 days for the fence.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-280(h)(1) within 63 days or a fine of \$100 per day, per violation.

Ms. Cannon took a brief recess.

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Case: CE23090020
1029 CORDOVA RD
WIBORG, ERIC J II

Service was via posting at the property on 1/2/24 and at 1 East Broward Blvd. on 1/11/24.

Officer Brown, Code Compliance Supervisor, 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 Brown 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 resolution. If this is not done within 91 days, the City Commission will be asked to revoke the dock permit.

City Commission found in favor of the City and ordered compliance within 91 days by obtaining and completing a right-of-way landscape permit per the resolution. If this is not done within 91 days, the City Commission will be asked to revoke the dock permit.

Case: CE23070831
748 NW 22 RD
IMPRESS MEDIA PRINTING LLC

Service was via posting at the property on 12/27/23 and at 1 East Broward Blvd. on 1/11/24.

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THIS IS A RECURRING VIOLATION AS PER CASE CE211090740. 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: 9-306

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

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE BROKEN WHEEL STOPS IN THE PARKING LOT. THIS IS A RECURRING VIOLATION AS PER CASE CE211090740. 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.

Officer Seiderman presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

City Commission found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

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Case: CE23080623
1520 NW 8 ST
DEBRI HOLDINGS LLC

Service was via posting at the property on 12/27/23 and at 1 East Broward Blvd. on 1/11/24.

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

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION AS PER CASE CE21030287. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT, IT IS COMPLIED PRIOR TO THE SCHEDULED HEARING.

VIOLATIONS: 18-1.

THERE IS NON-PERMITTED OUTDOOR STORAGE IN THE CARPORT 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 AS PER CASE CE19081220. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE SCHEDULED 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 ON THE SWALE. THIS IS A RECURRING VIOLATION AS PER CASE CE21030287. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE SCHEDULED HEARING.

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

THERE IS A DERELICT VEHICLE ON THE ON THE PROPERTY. A WHITE FOUR DOOR CHEVY SEDAN WITH GRASS GROWING UP TO THE DOORS IS PARKED ON THE LAWN.

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

THERE ARE VEHICLES PARKED ON THE GRASS.

Officer Seiderman presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 18-12.(a), 18-1 and 9-305(b) had listed as cited.

Ms. Cannon found in favor of the City that the violations 18-12.(a), 18-1 and 9-305(b) had listed as cited.

Case: CE23090377
212 NW 9 CT
DEAN-BAPTISTE, PIERRE ROGER & SAM, LUMANIE

Service was via posting at the property on 12/27/23 and at 1 East Broward Blvd. on 1/11/24.

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

VIOLATIONS: 9-306

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

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Officer Lombard presented the case file into evidence and recommended ordering compliance within 5 days or a fine of \$50 per day.

s. Cannon found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE23070399

2136 NE 15 ST

SCOGNAMIGLIO, JILL / SCOGNAMIGLIO FAM TR

Service was via posting at the property on 1/12/24 and at 1 East Broward Blvd. on 1/11/24.

David Sandiford, Code Compliance Officer, testified to the following violation(s):

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

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

VIOLATIONS: 9-280(h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE GARDEN FENCE AROUND THE ISLAND IN THE DRIVEWAY IS IN DISREPAIR. THERE ARE BROKEN AND MISSING SLATS IN THE FENCE. WOOD LOOKS FADED, PAINT IS CHIPPED AND DISCOLORED.

VIOLATIONS: 9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THE DRIVEWAY HAS AREAS THAT ARE DISCOLORED/STAINED. THERE ARE WEEDS GROWING THROUGH THE DRIVEWAY.

VIOLATIONS: 9-306

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)

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 Sandiford presented the case file into evidence and said violation 18-12.(a) was now in compliance. He requested a finding of fact that violation 18-12.(a) had existed as cited and ordering compliance with the remaining violations within 35 days or a fine of \$100 per day, per violation.

s. Cannon found in favor of the City that violation 18-12.(a) had existed as cited and ordered compliance with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Case: CE23081091

070 NE 43 ST

ASHID, OMAR M

Service was via posting at the property on 1/12/24 and at 1 East Broward Blvd. on 1/11/24.

David Sandiford, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.15.A

TREE HAS BEEN REMOVED WITHOUT A PERMIT.

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Officer Sandiford presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Justice Cannon found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE23090256
1520 SW 5 ST
DELATOUR, SARAH MARIE

Service was via posting at the property on 12/28/23 and at 1 East Broward Blvd. on 1/11/24.

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

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

VIOLATIONS: 9-313. (a) **COMPLIED**
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. NO ADDRESS NUMBERS WERE VISIBLE FROM THE STREET.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS RESIDENTIAL PROPERTY IS IN DISREPAIR.

Officer Eason presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Justice Cannon found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE23100381
1045 N FEDERAL HWY
CORAL SHOPPING CENTER INC % WATERHOUSE REAL ESTATE

Service was via posting at the property on 12/29/23 and at 1 East Broward Blvd. on 1/11/24.

Janani Thelusma, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY IN THE REAR OF ALLEY WAY.

VIOLATIONS: 9-306 **WITHDRAWN**
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE GRAFFITI, STAINS, DIRTY, MILDEW, MOLD, AND PEELING AND MISSING PAINT.

VIOLATIONS: 47-20.20.H **COMPLIED**
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT PARKING LOT STRIPING IS FADED AND DISCOLORED THROUGHOUT PARKING FACILITY.

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

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

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Case: CE23090015

311 CORDOVA RD
MARIN, STEVEN & DANA

Service was via posting at the property on 12/13/23 and at 1 East Broward Blvd. on 1/11/24.

My Brown, Code Compliance Supervisor, 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.

Supervisor Brown presented the case file into evidence and recommended ordering compliance within 26 days by obtaining and completing a right-of-way landscape permit per the resolution. If this is not done within 126 days, the City Commission will be asked to revoke the dock permit.

s. Cannon found in favor of the City and ordered compliance within 126 days by obtaining and completing a right-of-way landscape permit per the resolution. If this is not done within 126 days, the City Commission will be asked to revoke the dock permit.

Case: CE22120129

ORDERED TO REAPPEAR

16 NE 4 ST
DEPENDABLE EQUITIES LLC

This case was first heard on 3/14/23 to comply by 3/24/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,800 and the City was requesting imposition of the fines, which would continue to accrue until the property is in compliance.

Justavo Caracas, Code Compliance Officer, recommended imposition of the fine.

s. Cannon imposed the \$11,800 fine, which would continue to accrue until the property was in compliance.

Case: CE23021015

700 W BROWARD BLVD
01 SW 27TH AVE LLC

This case was first heard on 6/29/23 to comply by 8/31/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,300 and the City was requesting reducing fines to administrative costs of \$893.

s. Cannon imposed administrative costs of \$893.

Case: CE22060640

120 E OAKLAND PARK BLVD
120 EAST OAKLAND LLC

This case was first heard on 11/30/23 to comply by 12/10/23 and 1/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

s. Cannon imposed the \$18,400 fine, which would continue to accrue until the property was in compliance.

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Case: CE23060991

1126 NW 6 AVE
VILLOLDO, EVA & VILLOLDO, GUSTAVO

This case was first heard on 10/26/23 to comply by 11/30/23 and 1/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$14,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

City Council imposed the \$14,600 fine, which would continue to accrue until the property was in compliance.

Case: CE23080858

REQUEST FOR EXTENSION

105 NE 3 AVE
MAJCTL LLC

This case was first heard on 11/30/23 to comply by 1/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Stephanie Bass, Code Compliance Supervisor, said the respondent was not present to request the extension.

City Council denied the extension.

Case: CE23080859

ORDERED TO REAPPEAR

109 NE 3 AVE
MAJCTL LLC

This case was first heard on 11/30/23 to comply by 1/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

City Council denied the extension.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on page 33 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:

CE23060006 FC23100006

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:

CE23120243

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:

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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:
one

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:
one

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:
one

There being no further business, the hearing was adjourned at 12:41 P.M.


Special Magistrate

TEST:

Clerk, Special Magistrate