



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
FEBRUARY 29, 2024
ANNETTE CANNON PRESIDING
9:00 A.M.**

Staff Present:

Loen Garrick, Administrative Assistant
Victoria Ploysungvarl, 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
Dominic Birge, Code Compliance Officer
Amy Brown, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Sr. Code Compliance Officer
Paulette DelGrosso, Code Compliance Officer
Edward Eason, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Patt Gavin, Code Compliance Officer
Patrice Jolly, Dr. Code Compliance Officer
Robert Kisarewich Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Jean Claude Noel, Code Compliance Officer
Bernstein Saimbert, Code Compliance Officer
Jani Thelusma, Code Compliance Officer

Respondents and witnesses

CE23090799: Laurie and Jonas Spector	CE23040242: Evanilda Pessao; Thomas Holloway
CE23080380: Laszio Aspirany; Skeet Jernigan;	CE23050960: Lola Khalikova
Marcia Baird; Jaime Blomquist; Kerry Taylor	CE23060733: Jeffrey Taylor
CE22050725: Sara Thompson Esq.	CE23060146: Brian Petlyar
CE23090379: Joseph Colaner; Laura Colaner	CE23070880: Patricia Ware
CE23110597: Lorenzo Cobiella Esq.	CE22040523: Dale Clappison
CE22110379: Andrew Schein Esq.	CE23090472: Angela Riserbato
CE23060122: Edward Baptista; Roy Watt	CE24010823: Kristina Novikova; Armen Tchakmuzo
CE23080068: Denis Peralta Reyes	CE23070553: Rudolph Thompson; Lavette Thompson;
CE23090490: Alexis Betancourt	Yvette Thompson
CE23100244: Audrey Burgher	CE23080419: Juan Jackson
CE23020567: Varion Harris	CE23050571: Kurt Weiss
CE23080076: Tarlock Sanghera	CE21100122: Helen Leslie; Gene Leslie
CE23070172: Jethro Marc	FC23090003: Tony Mertile
CE23100152: Louisiana Sainvil; Higgins Sainvil	CE23090162; Carlene Brown
CE23060072: Ronald Neufeld	
CE23110003: Maribel Agredo	
CE02300618: Marcus Tschapek	
CE23050336: Roya Edwards	

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.

Special Magistrate Hearing

February 29, 2024

Page 2

Case: CE23030618

1238 NE 17 WAY
TSCHAPEK, MARCUS

This case was first heard on 11/30/23 to comply by 1/4/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Paulette DelGrosso, Code Compliance Officer, reported a right-of-way permit application was under review and recommended imposition of the fine.

Marcus Tschapek said the gravel did not exceed the 40% limit, so he felt there was no violation. Officer DelGrosso said she had informed Mr. Tschapek in April 2023 that the gravel parking area required a permit. She had no contact from the owner since then. Stephanie Bass, Code Compliance Supervisor, said a permit was required for any alteration to the City right-of-way and this did exceed the 40% limit. Ms. Hasan noted the violation had already been found to be valid at a previous hearing.

Ms. Cannon imposed the \$2,800 fine, which would continue to accrue until the property was in compliance.

Case: CE23090472

1650 N DIXIE HWY
RISERBATO, ANGELA V

Service was via posting at the property on 1/25/24 and at 1 East Broward Blvd. on 2/15/24.

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

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

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

VIOLATIONS: 47-21.16.A. **COMPLIED**
THERE ARE DEAD TREES AT THIS PROPERTY.

VIOLATIONS: 18-12.(a) **COMPLIED**
THERE IS OVERGROWTH TRASH, RUBBISH LEAVES AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT LIMITED TO THE BACKYARD OF THE PROPERTY.

VIOLATIONS: 18-1. **COMPLIED**
THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT NOT LIMITED TO A RECYCLING BIN, GARDEN TOOLS, AND OTHER MISCELLANEOUS ITEMS. THIS IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

Special Magistrate Hearing

February 29, 2024

Page 3

SWALE.

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

THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL.

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

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED. THERE ARE MISSING SECTIONS OF THE FENCE, AND TREES ARE LEANING GROWING INTO THE FENCE.

Officer Noel presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day. He also requested the respondent be ordered to attend the 3/28/24 hearing.

Angela Riserbato said she was working on the house and property.

Ms. Cannon found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day and ordered the respondent to attend the 3/28/24 hearing.

Case: CE23060733

1343 NW 13 AVE
TAYLOR, JEFFREY

This case was first heard on 9/28/23 to comply by 10/26/23 and 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,975 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Jeffrey Taylor said he had recently received the property from his mother, who was ill. He did not live locally and when he returned, he took care of his mother, who was in and out of the hospital. He said he had lost thousands of dollars to a contractor. He had asked the vehicle's owner to provide a title for the car so he could store it. He requested 28 days to move the vehicle. He stated he had a contract to repair the roof and air conditioner and he needed to have the tree removed before addressing the landscaping. Ms. Hasan recommended a 28-day extension and ordering Mr. Taylor to attend the 3/28/24 hearing. Supervisor Bass reminded Mr. Taylor that after 28 days, if the violations remained, the fines would restart.

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

Case: CE23050571

REQUEST FOR EXTENSION

2401 NE 32 AVE
WEISS, KURT A & AMY A

This case was first heard on 10/26/23 to comply by 1/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$875.

Bernstein Saimbert, Code Compliance Officer, said the permit application had been approved prior to the deadline but the case had not been heard in January when the owner could have been granted an extension and no fines would have accrued. He recommended a 365-day extension for the seawall to be completed.

Kurt Weiss said he had the permit prior to the deadline and no fine should have accrued.

Special Magistrate Hearing

February 29, 2024

Page 4

Stephanie Bass, Code Compliance Supervisor, said the City granted 365 days from when the violation was cited. She stated the property was originally cited on May 18, 2023, so work must be completed by May or fines would begin to accrue. Mr. Weiss noted he was not repairing the sea wall; he was replacing it and the permit must be approved by Broward County. Mr. Weiss requested a stormwater supervisor contact him. He said he had requested this several times and received no response. The reason his sea wall was failing was due to deteriorated City stormwater drains. Amy Brown, Code Compliance Supervisor, agreed to have someone from stormwater contact Mr. Weiss.

Ms. Cannon waived the existing fine, granted a 91-day extension, during which time no fines would accrue, and ordered the respondent to attend the 5/30/24 hearing.

Case: CE23060072

1222 BAYVIEW DR

JULIA B NEUFELD LIV TR

This case was first heard on 11/30/23 to comply by 1/4/24. 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.

Dorian Koloian, Senior Code Compliance Officer, reported the last violation was complied as of the previous day and recommended imposition of a \$5,500 fine.

Ronald Neufeld read a statement indicating the property was in compliance prior to the deadline and he had notified the inspector. Stephanie Bass, Code Compliance Supervisor, said the City would not oppose waiving the fines.

Ms. Cannon imposed no fine.

Case: CE23050336

1242 NE 5 TER

LAND MEN GROUP LLC

Service was via posting at 1 East Broward Blvd. on 2/15/24. Service was also via appearance of the respondent.

Jean Claude Noel, 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. THE AREA WAS COVERED WITH GRAVEL INSTEAD OF LAWN COVER.

VIOLATIONS: 47-19.1.c. **COMPLIED**

THERE ARE VEHICLES BEING PARKED/STORED ON THIS VACANT LOT WHICH HAS NO PRIMARY USE AND IS NOT PERMITTED PER THE ULDR FOR THIS RMM-25 - ZONED PROPERTY.

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

THE GRAVEL DRIVEWAY AT THIS PROPERTY NEEDS MAINTAINED. THERE IS GRASS GROWING THROUGH THE GRAVEL.

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

Special Magistrate Hearing

February 29, 2024

Page 5

Roya Edwards said the owner would comply the last violation and was working with the CRA for some funding. She requested 90 days. Stephanie Bass, Code Compliance Supervisor, agreed to the 91 days and requested an order for the respondent to attend the 5/30/24 hearing.

Ms. Cannon found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day and ordered the respondent to attend the 5/30/24 hearing.

Case: CE24010823

1781 SW 30 PL
HUNGRY DUCK LLC

Service was via posting at the property on 2/9/24 and at 1 East Broward Blvd. on 2/15/24.

Leonard Champagne, Senior Code Compliance Officer,

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

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 365 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE. CASE NUMBER CE24010730 NOISE, PARKING, OCCUPANCY, RESPONSIBLE PARTY.

Officer Champagne 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.

Kristina Novikova said this was a family event with her relatives; it was not a vacation rental. Ms. Hasan said these four qualifying violations had already been found to exist at earlier hearings. Armen Tchakmuzo, property manager, discussed his difficulty trying to pay the fines online.

Cliff Iacino, neighbor, said the property was a problem. He stated the party in question had been a "monster." He requested the certificate be revoked. Alan Sharp, neighbor, said the property had been a nuisance since it became a vacation rental.

Ms. Cannon found for the City and revoked the vacation rental certificate for 365 days effective 4/1/24.

Case: CE23090162

6843 NW 29 AVE
BROWN, CARLENE C GONZALEZ

Service was via posting at the property on 2/7/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 15-272.(a)

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

Officer Champagne presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited and that a fine of \$200 per day would be imposed if the violation recurred.

Carlene Brown described the violations and her efforts to comply.

Ms. Cannon found in favor of the City that the violation had existed as cited and that a fine of \$200 per day would be imposed if the violation recurred.

Special Magistrate Hearing

February 29, 2024

Page 6

Case: CE23110597

803 NE 4 AVE

BRIGADA INTERNATIONAL SERVICE LLC

Service was via posting at the property on 1/29/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 18-1.

THERE IS MISCELLANEOUS TRASH, RUBBISH AND DEBRIS AT THIS PROPERTY AS WELL AS THE GREEN SCREEN MESHING ON THE CHAIN LINK FENCE IS IN DISREPAIR 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 REPEAT VIOLATION FROM CASE CE22070671, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

Officer Caracas presented the case file into evidence and said the violation was in compliance as of 1/10/24. He recommended imposing a fine of \$50 per day for the 50 days the repeat violation had existed, a total of \$2,500.

Lorenzo Cobiella Esq. said he had been unable to find Case CE22070671 in the City's system. He said the owner had demolished the property and cleared the field.

Marco Aguilera, Code Compliance Officer, acted as interpreter for the owner, Raul Rodriguez. Mr. Rodriguez said he had intended to install a new roof, but his permit applications had been denied. He also discussed how the property was continually sprayed with graffiti. He said he had received different instructions from the Building Department and Code Enforcement.

Ms. Cannon found in favor of the City and imposed a fine of \$2,000 for the time the repeat violation had existed.

Case: CE22110379

817 NW 1 ST

817 NW 1ST STREET LLC

This case was first heard on 3/30/23 to comply by 6/29/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,000 and the City was requesting administrative costs of \$792 be imposed.

Bernstein Saimbert, Code Compliance Officer, recommended reducing fines to administrative costs of \$792.

Andrew Schein Esq. agreed to the fine reduction.

Ms. Cannon imposed administrative costs of \$792.

Case: CE23090490

1118 NW 17 ST

FKH SFR PROPCO A LP % FIRST KEY HOMES LLC

Service was via posting at the property on 2/17/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 9-306 **COMPLIED**

Special Magistrate Hearing

February 29, 2024

Page 7

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS NEED TO BE PAINTED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 18-1. **COMPLIED**

THERE ARE TRASH BAGS, BOXES, PLASTIC BINS AND OTHER MISCELLANEOUS ITEMS UNDER 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.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF CASE #CE22060467 AND WILL BE BROUGHT TO A HEARING WHETHER OR NOT COMPLIANCE IS MET.

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

Alexis Betancourt was present.

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

Case: CE23080419

1805 NW 16 ST
JOHNSON, THELMA V

This case was first heard on 10/26/23 to comply by 1/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,500 and the City was requesting imposition of the full fine.

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

Juan Jackson questioned how the fine had accrued. He said all work was done by January 22, 2024. He said Officer Exantus never returned his phone calls. He described his efforts to comply. Officer Exantus said whenever he spoke with Mr. Jackson, he was threatening. Stephanie Bass, Code Compliance Supervisor, reviewed compliance dates for the violations. Mr. Jackson argued with staff and said Officer Exantus had harassed him.

Ms. Cannon heard other cases while staff conducted further investigation regarding this case.

Upon returning to the case, Supervisor Bass requested administrative costs of \$497.

Ms. Cannon imposed the \$497 administrative costs.

Case: CE23020567

1121 NW 5 ST
MCBRIDE LODGE % VARION J HARRIS

This case was first heard on 7/27/23 to comply by 8/31/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed.

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

Special Magistrate Hearing

February 29, 2024

Page 8

Varion Harris said he had requested records from the City Clerk that confirmed City work had damaged the swale and his driveway. He said it was past the statute of limitations for the City to be responsible to repair it, so he had then repaired it. The delay in waiting for the City to provide those documents was when the fines had accrued. He thought the extension had been granted to allow him time to get those documents.

Ms. Cannon imposed no fine.

Case: CE23100152

1218 NW 17 ST

SAINVIL, LOUISANNA

Service was via posting at the property on 2/17/24 and at 1 East Broward Blvd. on 2/15/24.

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

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

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

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

THERE ARE MULTIPLE DERELICT VEHICLES WITH NO TAGS AND EXPIRED TAGS PARKED AND STORED ON THIS PROPERTY. A FORD F250 WITH NO TAG, A WHITE CHEVY VAN WITH EXPIRED TAG, A GOLD HONDA WITH NO TAG AND A GOLD TOYOTA WITH EXPIRED TAG.

VIOLATIONS: 18-1. **COMPLIED**

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

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

THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS, HOLES ON THE DRIVEWAY AND THE BLACK TOP IS FADED.

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

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

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE HOLES IN THE ROOF AND CEILING, WITH BROKEN WALLS THAT HAVE HOLES.

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

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. MULTIPLE BATHTUBS ARE CLOGGED UP AND THE SINK IS LEAKING.

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

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX.

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

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

Officer Exantus reported all violations were in compliance.

Special Magistrate Hearing

February 29, 2024

Page 9

Higgins Sainvil, the owner's son, explained that they had someone staying with his mother to help her but this had turned into a horrible situation and they had removed his mother from the home while they tried to remove the other person. This other person had reported the violations to the City in October but the family was not aware of them until January 27 when a neighbor called to tell Mr. Sainvil that his cars were being removed from the property. He noted the towing and retrieval costs the family had incurred and asked if the City would reimburse them.

Stephanie Bass, Code Compliance Supervisor, asked about notice and officer Exantus said the property had been posted and the Notice of Violation and tow order were given to the complainant [the occupant the family was trying to remove from the property]. Mr. Sainvil said of course the complainant never provided the notice to the family and added that the cars had not been red tagged. That person had left the property three days later and the family was never aware of the violations. Supervisor Bass said Mr. Sainvil should speak to Risk Management.

Case: CE23080076

1147 NW 17 ST

TARLOCK SANGHERA ROTH IRA; EQUITY TRUST CO (CUST)

Service was via posting at the property on 2/17/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 9-304(b)

PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS WORN THROUGH. GRASS AND WEEDS ARE GROWING THROUGH IT.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 18-1. **COMPLIED**

THERE IS A FOLDING TABLE, TOYS, TIRES, BRICKS, AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

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

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

Tarlock Sanghera said tenants had caused the issues and been evicted. He requested 60 days to address the violations, stating he had surgeries scheduled.

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

Special Magistrate Hearing

February 29, 2024

Page 10

Case: CE23070553

1795 LAUDERDALE MANOR DR

THOMPSON, RUDOLPH; THOMPSON, DERRICK ET AL

Service was via posting at the property on 2/15/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 18-1.

THERE ARE TABLES, CHAIRS, PLYWOOD, BOXES, A REFRIGERATOR, AND OTHER MISCELLANEOUS ITEMS STORED UNDER 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.

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

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT HAS FALLEN AND HAS BROKEN AND MISSING PARTS.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-306

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

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

THERE IS A DERELICT WHITE CHEVY VAN WITH FLAT TIRES AND EXPIRED TAG STORED AT THIS PROPERTY.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 18-1 within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Rudolph Thompson said the only thing left to do was the fascia board. He said the City had damaged the swale when they repaired the sidewalk. He added that a neighbor was always parking on his swale, claiming it was his, and Mr. Thompson had laid down plywood. Stephanie Bass, Code Compliance Supervisor, said Mr. Thompson was responsible for his own swale and the dispute with the neighbor was a civil issue.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) and 18-1 within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Case: CE23080068

942 NW 14 CT

VELOZ, DIHOSY DYLAN & PERALTA REYES, DENIS

Service was via posting at the property on 2/15/24 and at 1 East Broward Blvd. on 2/15/24.

Special Magistrate Hearing

February 29, 2024

Page 11

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

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

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS FALLEN, BROKEN AND DISCONNECTED PARTS.

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

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. HOUSE ADDRESS IS NOT DISPLAYED OR VISIBLE FROM THE STREET.

VIOLATIONS: 9-304(b)

PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE ARE CARS, A TRAILER AND A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-305(b)

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

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

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

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

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO, CAR RIMS, TOOLBOX, AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

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

THERE IS A DERELICT WHITE DODGE VAN WITH EXPIRED TAG STORED ON THE RIGHT-OF-WAY OF THIS PROPERTY.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 9-304(B) and 9-305(B) within 10 days and with 47-34.1.A.1. within 28 days or a fine of \$50 per day, per violation.

Denis Peralta Reyes said they wanted to put down gravel to comply 9-305(b), and this required a permit so she requested 60 days. Stephanie Bass, Code Compliance Supervisor, recommended 28 days.

Ms. Cannon found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 3/28/24 hearing.

Case: CE21100122

2800 NW 20 ST

LESLIE, G W & HELEN R

This case was first heard on 3/24/22 to comply by 7/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$24,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patrice Jolly, Sr. Code Compliance Officer, said he had contacted Rebuilding Broward to help the owners with the violations and recommended a 56-day extension.

Special Magistrate Hearing

February 29, 2024

Page 12

Gene Leslie said he was waiting to hear from Rebuilding Broward.

Ms. Cannon granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/25/24 hearing.

Case: FC23120003

630 NW 10 TER

P E INVESTMENTS I LLC

Service was via posting at the property on 2/5/24 and at 1 East Broward Blvd. on 2/15/24.

Robert Kisarewich, Fire Safety Captain, testified to the following violation(s):

VIOLATIONS: 1:13.6.4.3.2.1, FFPC

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

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

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

Case: CE22040523

1470 N DIXIE HWY

WISTERIA COURT CONDO ASSN INC

This case was first heard on 3/30/23 to comply by 5/25/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines would begin to accrue on 3/1/24.

Bernstein Saimbert, Code Compliance Officer, said the violations remained. The contractor had indicated the building should be painted soon.

Dale Clappison said the painting would take one to two weeks.

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

Case: CE23060122

825 NE 18 ST

BAPTISTA, EDWARD

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 in compliance, fines had accrued to \$2,600 and the City was requesting the full fine be imposed.

Jean Claude Noel, Code Compliance Officer, recommended imposition of the fine. He said administrative costs totaled \$718.

Edward Baptista said the original contractor had gone under and a new company owner had taken over. He said there had been a delay with the pool company getting the pool coated and fines had run. Ms. Hasan said Mr. Baptista should have covered the pool for safety reasons and Mr. Baptista stated he had installed a more secure fence around the pool.

Ms. Cannon imposed administrative costs of \$718.

Special Magistrate Hearing

February 29, 2024

Page 13

Case: CE23090799

430 ROYAL PLAZA DR

SPECTOR, JONAS & SPECTOR, LAURIE

Service was via posting at the property on 2/7/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 47-19.3.(f) (5)

THE SEAWALL AT THIS PROPERTY WAS BREACHED ALLOWING TIDAL WATERS TO ENTER THE PROPERTY AND TO IMPACT ADJOINING PROPERTIES AND/OR THE PUBLIC RIGHT-OF-WAY. THIS BREACH MAY BE AS THE RESULT OF A DISREPAIR IN THE SEAWALL OR THE SEAWALL BEING BELOW THE MINIMUM ELEVATION. - PROPERTY OWNERS SHALL NOT ALLOW TIDAL WATERS ENTERING THEIR PROPERTY TO IMPACT ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY.

Officer Saimbert presented the case file into evidence and said the seawall was under review by the EPA and the County and once that was approved, they could begin the City permit process. He recommended ordering compliance within 365 days or a fine of \$100 per day. Stephanie Bass, Code Compliance Supervisor, said the case was opened on 10/6/23

Laurie Spector said the property was vacant and the permit was in process. She said they had applied to the Broward County for an environmental Resource license in December 2023. The City had alerted them to submit a building permit application in January 2024 and they had done as much toward this end as they could, but the County must complete engineering work first. Their contractor was also working on the structural information.

Ms. Cannon found in favor of the City and ordered compliance within 365 days, by 10/6/24, or a fine of \$100 per day.

Case: CE23050960

ORDERED TO REAPPEAR

1301 NE 4 AVE

R S HOLDINGS II LLC

This case was first heard on 9/28/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Bernstein Saimbert, Code Compliance Officer, recommended a 91-day extension.

Lola Khalikova said they were in communication with the City and described their efforts to comply.

Ms. Cannon granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/30/24 hearing.

Case: CE23080380

ORDERED TO REAPPEAR

643 NE 18 AVE

GOOD SERVICE REALTY INC

% INGEBORG LEATHERBURY

This case was first heard on 10/10/23 to comply by 10/13/23, 10/2023 and 11/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$14,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. \$38,450 in fines had been imposed on 1/25/24.

Paulette DelGrosso, Code Compliance Officer, said the owner had made meaningful progress with the exterior violations. The following violations were not complied: 18-12(a), 9-305(b), 9-306.

Special Magistrate Hearing

February 29, 2024

Page 14

Laszlo Aspirany, property manager, said he had begun work as soon as he received the paperwork and said there was only one remaining violation.

Skeet Jernigan, neighbor, said this was a long-term problem. He said the owner was making the repairs "on the cheap, and they're getting exactly what they're paying for." He said some issues had not been repaired but were covered up with paint. He presented photos he had taken the previous day showing the existing violations. He said the fence must be replaced, not repaired. He said the kennels remained and dog waste remained in the rear yard. Stephanie Bass, Code Compliance Supervisor, said Animal Control had determined that there was no reason to cite anyone regarding the dogs. She added that there was a "No Trespassing" sign on the property, so an inspector could not enter the property without permission. Officer DelGrosso said two of the three dogs had been removed from the property. Marcia Baird, neighbor to the rear, said the tenant would remove dogs and after inspections would just bring them back.

Ms. Cannon said the fence violation - 9-280(h)(1) - was not in compliance and neither was 9-280(g). Ms. Baird presented her own photos of the property from 2022 and said the tenant was breeding dogs there. Jaime Blomquist, neighbor, presented her own photos of the property and said the dogs were kept in inhumane conditions and the tenant did not keep the area clean of waste. Kerry Taylor, neighbor, said he could not use his pool because of the odor from the adjacent yard. Ms. Hasan said the Code Officer must be granted access to confirm compliance and Mr. Aspirany agreed to provide it.

Ms. Cannon imposed the \$14,900 fine and increased the accruing fines for 9-305(b), 18-12.(a), 9-280(g), 9-280(h)(1), and 9-306 to \$200 per day, per violation.

Case: CE23090400

2006 NE 19 ST
LI, QUANLIANG

Service was via posting at the property on 2/15/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.

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

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

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

A representative said they now had a permit and he anticipated the work would be done within 30 days.

Stephanie Bass, Code Compliance Supervisor recommended 56 days.

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

Special Magistrate Hearing

February 29, 2024

Page 15

Case: CE22050725

ORDERED TO REAPPEAR

709 SW 4 CT 1-7

DBAK 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 \$34,600 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, recalled that at the last hearing, Ms. Cannon had denied an extension and ordered the respondent to attend this hearing. The violations remained and he recommended imposition of the fine.

Sara Thompson Esq. said the owner had not understood how the process worked regarding reinspection. She said the windows had been delivered but she was unsure if they must be approved by the Historic Preservation Board before they were installed. She requested additional time. Ms. Hasan objected to this request. She noted the case had been going on for almost a year.

Ms. Cannon imposed the \$34,600 fine, which would continue to accrue until the property was in compliance.

Case: CE23070172

1206 NW 14 CT

CHARLES, MIREILLE H/E; MARC, JETHRO

Service was via posting at the property on 2/16/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 18-1.

THERE IS A TABLE, CHAIRS, PLASTIC BINS AND OTHER MISCELLANEOUS ITEMS STORED UNDER 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.

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

THERE IS A DERELICT WHITE MERCEDES BENZ WITH FLAT TIRES, STAINED, DIRTY AND KEPT IN A NEGLECTED STATE BEING STORED AT THIS PROPERTY.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE STAINED AND DIRTY, THE SOFFITS ARE IN DISREPAIR, AND 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 INCLUDING THE SWALE AREA.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-1 within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Jethro Marc said he was working on compliance and requested more than 28 days.

Special Magistrate Hearing

February 29, 2024

Page 16

Ms. Cannon found in favor of the City and ordered compliance with 18-1 within 10 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Case: CE23060146

1415 NW 2 AVE
PETLYAR, BRIAN

Service was via posting at the property on 2/8/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 47-21.9.K.

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

VIOLATIONS: 9-306

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

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING IN THE LIVING ROOM IS IN DISREPAIR AND HAS EVIDENCE OF LEAKS AND OTHER AREAS TO INCLUDE THE PATIO.

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH HAVE DAMAGED OR MISSING SLATS, LEANING AND NOT SECURED.

VIOLATIONS: 9-304 (b)

THE GRAVEL ON DRIVEWAY AT THIS PROPERTY NEEDS MAINTENANCE. THERE IS GRASS GROWING THROUGH THE GRAVEL. THE ASPHALT/CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL.

VIOLATIONS: 9-276 (c) (3) **COMPLIED**

THERE IS EVIDENCE OF TERMITES AND VERMIN AT THIS LOCATION. THE PROPERTY IS BEING MAINTAINED IN SUCH A WAY THAT IT AFFECTS THE HEALTH, SAFETY AND WELFARE OF THE OCCUPANTS.

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

Brian Petlyar said it had taken time to get a meeting with officer Noel to determine what still needed to be done. Ms. Cannon reviewed the remaining violations. Mr. Petlyar requested more than 28 days to move the gravel. Stephanie Bass, Code Compliance Supervisor suggested 56 days.

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

Case: CE23040242

1242 NW 15 TER
PESSOA, EVANILDA P

Service was via posting at the property on 2/15/24 and at 1 East Broward Blvd. on 2/15/24.

Special Magistrate Hearing

February 29, 2024

Page 17

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306 **COMPLIED**

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

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

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

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

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF TIRES, A LADDER, BUCKETS, AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

VIOLATIONS: 47-34.4.A.1. **COMPLIED**

THERE IS A COMMERCIAL TRAILER WITH FLAT TIRES PARKED ON THE RIGHT-OF-WAY.

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

Evanilda Pessao said most items had been taken care of. Thomas Holloway, tenant, said only the swale work remained.

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

Case: FC23090003

3906 SW 12 CT

C R O W ENTERTAINMENT LLC

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 \$2,300 and the City was requesting the full fine be imposed.

Robert Kisarewich, Fire Safety Captain, said the respondent had never communicated with him and recommended imposition of the fine.

Tony Mertile said he had not received a notice until a tenant provided him with one. He acknowledged he had not changed the mailing address to his home. He said as soon as he was aware of the violation he had acted to comply. Captain Kisarewich recommended no fines be imposed and asked Mr. Mertile to update the ownership records.

Ms. Cannon imposed no fine.

Case: CE23070880

1420 NW 4 AVE

WARE, PATRICIA A & BROWN, TROY C JR

Service was via posting at the property on 2/8/24 and at 1 East Broward Blvd. on 2/15/24.

Special Magistrate Hearing

February 29, 2024

Page 18

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

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

THERE IS TRASH, RUBBISH LEAVES AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO DEAD PALM FRONDS ON THE PROPERTY.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY AT THIS PROPERTY NEEDS MAINTENANCE. THERE IS GRASS GROWING THROUGH THE GRAVEL.

VIOLATIONS: 9-306

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

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

Patricia Ware said she had driven to the wrong address for the meeting. Officer Noel agreed to speak with Ms. Ware's son regarding what was left to be done.

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

Case: CE23090379

711 SE 11 CT

COLANER, JOSEPH

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 in compliance, fines had accrued to \$2,500 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended reducing the fines to administrative costs of \$580.

Joseph Colaner described the work he and his daughter had done on the home. He said he had been told at a previous hearing that if he needed more time, it would be granted. Laura Colaner, Mr. Colaner's daughter, said she had helped her father afford the work. She presented list of costs they had incurred to comply.

Ms. Cannon imposed no fine.

Case: CE21040605

2935 N FEDERAL HWY

FAIRWINDS MOTEL INC

Service was via posting at the property on 2/9/24 and at 1 East Broward Blvd. on 2/15/24.

Jani Thelusma, 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.

Special Magistrate Hearing

February 29, 2024

Page 19

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

THE PARKING LOT IS EXHIBITING CRACKS, BROKEN ASPHALT, AND STRIPES ARE FADED, ALONG WITH BROKEN WHEEL STOPS ON THE FRONT AND REAR PARKING AREA.

VIOLATIONS: 47-21.11.A. **COMPLIED**

THE OWNER, TENANT, AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE PROPER MAINTENANCE AND PROTECTION OF LANDSCAPING AND IRRIGATION SYSTEMS EXISTING OR HEREAFTER INSTALLED. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING, MULCHING, TRIMMING, REMOVAL OR REPLACEMENT OF DEAD OR DISEASED PLANTS AND REMOVAL OF REFUSE AND DEBRIS ON A REGULAR BASIS SO AS TO CONTINUE A HEALTHY GROWING CONDITION AND PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIMES.

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

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

VIOLATIONS: 9-306

ALL EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE STEP ON THE NORTH SIDE OF THE DIVE SHOP HAS A HOLE. THERE ARE AREAS THROUGHOUT THE COMMON WALKWAY THE PAINT IS FADED AND MISSING. ALONG THE UPPER PORTION OF THE ROOF THERE IS DAMAGE.

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

THERE ARE DERELICT VEHICLES ON VARIOUS LOCATION ON THE PROPERTY (FRONT & BACK).

VIOLATIONS: 9-280(h)(2) **COMPLIED**

THE AWNING/CANOPY ON THE WEST SIDE OF THE DIVE SHOP AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

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

THE CONES IN PARKING LOT ARE HINDERING THE TRAFFIC FLOW FOR INGRESS AND EGRESS TO THE PROPERTY.

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

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

Case: CE23120263

1429 SW 9 ST

1429 RIVERSIDE LLC

Service was via posting at the property on 2/9/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 47-19.4.D.8.

THE DUMPSTER AND DUMPSTER ENCLOSURE LOCATED AT THIS PROPERTY IS NOT BEING PROPERLY MAINTAINED. THE DUMPSTER LIDS AND DOORS ARE OPEN. THE DUMPSTER IS OVERFLOWING WITH TRASH, AND THERE IS TRASH SCATTERED AROUND AND INSIDE THE DUMPSTER ENCLOSURE. THIS IS A REPEAT VIOLATION OF CASE CE23010302 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

Special Magistrate Hearing

February 29, 2024

Page 20

Officer Eason presented the case file into evidence, said the violation was first noted on 12/9/23, and recommended imposing a fine of \$300 per day, retroactive to 12/9/23.

Ms. Cannon found in favor of the City and imposed a fine of \$300 per day, starting on 12/9/2023 and continuing to accrue until the property was in compliance.

Case: CE23120105

1825 NE 26 AVE
OHANYAN, NIKOLAY

Service was via posting at the property on 2/17/24 and at 1 East Broward Blvd. on 2/15/24.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLETIONS: 18-12.(a) **COMPLIED**
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THIS IS A RECURRING VIOLATION, REFERENCE CE22060837 AND WILL PROCEED TO SPECIAL
MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED
PRIOR TO THE HEARING.

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

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

Case: CE23100344

1025 NE 16 TER
THOMAS, CAROL LE & THOMAS, ALINE

Service was via posting at the property on 2/15/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLETIONS: 9-280(c)
THE SOUTHSIDE WOODEN SIDEWALK (DECKING) IS BROKEN IN PLACES, A TRIP HAZARD, AND
HAS UNSAFE STAIRS THAT ARE BROKEN.

VIOLETIONS: 9-280(h)
THE FENCE AND GATE(S) AT THIS LOCATION IS IN DISREPAIR. THE GATES AND LATCH DO
NOT CLOSE PROPERLY.

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

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

Case: CE23110093

646 FLAMINGO DR
646 FLAMINGO LLC

Service was via posting at the property on 2/15/24 and at 1 East Broward Blvd. on 2/15/24.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLETIONS: 47-19.3.(f)(4)
THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. - ALL PROPERTY OWNERS MUST MAINTAIN
THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT

Special Magistrate Hearing

February 29, 2024

Page 21

ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 8-91.(c)

THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION. THERE ARE LOOSE, BROKEN, AND MISSING BOARDS AS WELL AS THE LIGHT FIXTURES ARE IN DISREPAIR.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation. Within 28 days, the owner must hire a contractor or obtain a permit and demonstrate progress toward repairing or replacing the seawall. After that, they would have 365 days from the date of the violation.

Ms. Cannon found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation. Within 28 days, the owner must hire a contractor or obtain a permit and demonstrate progress toward repairing or replacing the seawall. After that, they would have 365 days from the date of the violation.

Case: CE23100140

524 NW 21 AVE
BY THE OCEAN LLC

Service was via posting at the property on 2/14/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF CASE CE23060719 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT TO OBTAIN A FINDING OF FACT.

Officer Acquavella 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.

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

Case: CE23090147

1312 NW 3 ST
BROWARD TANGO VILLAGE LLC

Service was via posting at the property on 2/14/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 9-363

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

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

THE WASTE CONTAINERS ARE NOT PULLED BACK TO AN APPROVED LOCATION.

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

THE DRIVEWAY AS WELL AS THE ACCESS FROM THE FRONT DOOR HAS STAINS AND IS DIRTY. THE DRIVEWAY IS NOT BEING MAINTAINED IN WELL-KEPT MANNER.

VIOLATIONS: 9-305(b)

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

Special Magistrate Hearing

February 29, 2024

Page 22

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

VIOLATIONS: 9-306 **COMPLIED**

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

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

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

Case: CE23101026

721 CORDOVA RD

BOHNE, EDWARD J III & ELIZABETH E

Service was via posting at the property on 2/6/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: Sec. 47-21.5.

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

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 91 days or the City Commission could consider revocation of the dock permit. He said the right-of-way landscaping permit had been issued.

Ms. Cannon found in favor of the City and ordered compliance within 91 days or the City Commission could consider revocation of the dock permit.

Case: CE23110047

1307 SW 24 AVE

MILO, DONNA E

Service was via posting at the property on 2/6/24 and at 1 East Broward Blvd. on 2/15/24.

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 FRONT YARD.

VIOLATIONS: 47-19.1.B **COMPLIED**

THERE IS A NON-PERMITTED CARPORT THAT HAS BEEN ERECTED OVER THE DRIVEWAY.

VIOLATIONS: 9-363

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

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

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

Special Magistrate Hearing

February 29, 2024

Page 23

Case: CE23110003

1229 MIAMI RD 1-6

NAOPOLY LLC

Service was via posting at the property on 2/6/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 47-20.13.A. **COMPLIED**

BOLLARDS AND CHAIN ERECTED THAT OBSTRUCT THE SWALE.

VIOLATIONS: 9-363 **COMPLIED**

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

VIOLATIONS: 9-305(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 YARD AND SWALE. PALMS IN THE FRONT YARD HAVE DEAD PALM FRONDS HANGING FROM THE TREE.

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

THERE IS OVERGROWTH OF GRASS AND TRASH, RUBBISH AND DEBRIS SCATTERED ON THIS PROPERTY AND/OR ITS SWALE INCLUDING LITTER, BAGS OF TRASH NEAR THE DUMPSTER AND DEAD PALM FRONDS ON THE YARD.

VIOLATIONS: 47-19.4.C.2.

DUMPSTER PLACED/STORED IN RIGHT-OF-WAY. PLACEMENT/STORAGE OF DUMPSTERS THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY IS UNLAWFUL.

VIOLATIONS: 47-19.4.D.1.

THE PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS PER THE ULDR.

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

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

Case: CE23120334

2436 CAT CAY LN

TACHER, MARIO & YELENA

Service was via posting at the property on 2/8/24 and at 1 East Broward Blvd. on 2/15/24.

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

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

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE23090547 AND CE22120346 AND AS SUCH WILL BE BROUGHT BEFORE THE MAGISTRATE FOR A FINDING-OF-FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE MAGISTRATE 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. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE23090547 AND CE22120346 AND AS SUCH WILL BE BROUGHT BEFORE THE MAGISTRATE FOR A FINDING-OF-FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE MAGISTRATE HEARING.

Special Magistrate Hearing

February 29, 2024

Page 24

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

Case: CE23090560

976 NW 17 AVE

3A INVESTMENT GROUP LLC

Service was via posting at the property on 2/14/24 and at 1 East Broward Blvd. on 2/15/24.

Patrice Jolly, Sr. Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-363 **COMPLIED**

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

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

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION AS PER CASE CE19010390. THIS VIOLATION IS BEING PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-1. **COMPLIED**

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

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

THERE ARE TRASH CONTAINERS STORED IN THE FRONT YARD AND NOT PULLED BACK TO AN APPROVED LOCATION. THIS IS A RECURRING VIOLATION AS PER CASE CE19010390. THIS VIOLATION IS BEING PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS ALSO A LARGE AMOUNT OF INDOOR FURNITURE AND SOME TRASH BAGS DUMPED ON THE DRIVEWAY. THIS IS A RECURRING VIOLATION PER CASE CE19010390. THIS VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT, IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING AND BROKEN SLATS IN THE WOOD FENCE.

Officer Jolly presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 9-305(b), 18-12.(a) and 24-27(b) had existed as cited.

Ms. Cannon found in favor of the City that the violations 9-305(b), 18-12.(a) and 24-27(b) had existed as cited.

Special Magistrate Hearing

February 29, 2024

Page 25

Case: CE23080339

738 NW 10 TER

SAN MARINO 1 LLC

Service was via posting at the property on 2/16/24 and at 1 East Broward Blvd. on 2/15/24.

Patrice Jolly, Sr. Code Compliance Officer, testified to the following violation(s):

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE MULTIPLE BROKEN CLOSET DOORS INSIDE THE HOUSE AS WELL AS A BROKEN BACK DOOR HELD SHUT BY MAKESHIFT LATCHES. THE FLOOR IN THE LIVING ROOM IS UNEVEN.

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FRONT GATE IS ALSO BENT AND INOPERABLE.

VIOLATIONS: 9-304(b)

THE DRIVEWAY IS FADED, CRACKED AND THERE ARE POTHOLES ON THE SURFACE.

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

THE BATHROOM SINK, BATHTUB, AND KITCHEN SINK DRAINS ARE LEAKING AND CLOGGED.

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

THE STOVE, REFRIGERATOR AND CEILING FANS ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION. THE REFRIGERATOR DOES NOT WORK. THE INSIDE IS COVERED WITH A MOLD LIKE SUBSTANCE. THE GLASS ON THE STOVE DOOR IS SHATTERED, MAKING IT UNSAFE TO USE THE OVEN, AND THE CEILING FANS IN THE ROOMS ARE OFF BALANCE WITH THE LIGHT BULBS EXPOSED.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS A WASHER AND DRYER BEING STORED AND USED OUTSIDE THE BACK DOOR OF THE DWELLING. THIS IS A NON-PERMITTED USE PER ULDR REGULATIONS.

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

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

Case: CE23080640

525 NW 14 AVE

RE-BUILD FOUNDATION INC % L.A. LEE TERRACE APARTMENTS

Service was via posting at the property on 2/16/24 and at 1 East Broward Blvd. on 2/15/24.

Patrice Jolly, Sr. Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. MULTIPLE WINDOWS IN THE UNIT HAVE NO LOCKING MECHANISM. THE FRONT DOOR FRAME IS HEAVILY DAMAGED, THE CLOSET DOORS ARE HANGING AND UNHINGED, AC VENTS ARE DIRTY AND FALLING OFF THE WALL, THERE ARE MULTIPLE HOLES IN THE WALLS, MISSING OUTLETS AND OUTLET COVERS, AS WELL AS BROKEN OR CHIPPED TILES.

VIOLATIONS: 9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION. THERE IS A CEILING LIGHT IN THE KITCHEN WITH WATER POOLING INSIDE.

Special Magistrate Hearing

February 29, 2024

Page 26

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

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

Case: CE23100244

1121 N ANDREWS AVE
BURGHER, AUDREY

Service was via posting at the property on 2/8/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 24-7(b) **COMPLIED**

THERE IS BULK TRASH ON THE RIGHT-OF-WAY NOT ON THE SCHEDULED DATE AND TIME.
THERE ARE TWO FLAT SCREEN TV ON THE CITY SWALE.

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

THERE IS TRASH, RUBBISH LEAVES AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE AND THE REAR OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO BOTTLES AND OTHER VARIOUS TRASH ON THE PROPERTY.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS CRACKS/DAMAGED AREAS AND STAINS OF DIRT/OIL. THERE ARE WHEEL STOPS WHICH ARE DAMAGED OR NOT SECURED AND THE STRIPING IS FADED AND/OR MISSING AND ARE COVERED WITH LOTS OF SAND. THERE ARE AREAS OF GRASS GROWING THROUGH THE ASPHALT.

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

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

Case: CE23100721

1125 N ANDREWS AVE
KASOKER, LIEL

Service was via posting at the property on 2/8/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS CRACKS/DAMAGED AREAS AND STAINS OF DIRT/OIL. THERE ARE WHEEL STOPS, WHICH ARE DAMAGED OR NOT SECURED AND THE STRIPING IS FADED AND/OR MISSING.

VIOLATIONS: 47-21.11.A.

THERE IS LANDSCAPE DEBRIS/WEEDS CAUSING BLIGHT THROUGHOUT THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE PERIMETER OF THE BUILDING NOT BEING MAINTAINED. THERE ARE WEEDS GROWING THROUGH THE GRAVEL.

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

IT IS THE RESPONSIBILITY OF EACH PERSON ISSUED A CITY CONTAINER TO MAINTAIN THE

Special Magistrate Hearing

February 29, 2024

Page 27

CONTAINER IN GOOD WORKING CONDITION. THERE IS A CONTAINER WITH A BROKEN LID THAT NEEDS TO BE REPLACED.

VIOLATIONS: 9-308(a)

THERE IS A PLASTIC COVER ON THE ROOF AND IT IS NOT WEATHERPROOF OR WATERTIGHT.

Officer Noel presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days or a fine of \$50 per day and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days or a fine of \$50 per day and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE23100242

1362 SW 22 AVE

THERRIEN, MICHEL P

Service was via posting at the property on 2/7/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 47-21.16.A. **COMPLIED**

THERE IS A DEAD TREE STUMP ON THE FRONT YARD.

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

Ms. Cannon found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day.

Case: CE23100243

1363 SW 22 AVE

SRP SUB LLC

Service was via posting at the property on 2/7/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 9-305(b)

THE SWALE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF GRAVEL, DEAD AND MISSING GROUND COVER INCLUDING THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23010072. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

Special Magistrate Hearing

February 29, 2024

Page 28

Case: CE23100662

2232 SW 14 ST

MAS, MARIA NOELLA

Service was via posting at the property on 2/7/24 and at 1 East Broward Blvd. on 2/15/24.

Bernstein Saimbert, 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. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE.

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 Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day.

Ms. Cannon found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day.

Case: CE23110022

1741 NW 18 ST

MANIA LLC

Service was via posting at the property on 2/15/24 and at 1 East Broward Blvd. on 2/15/24.

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

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

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

VIOLATIONS: 18-1. **COMPLIED**

THERE IS A MATTRESS STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-280(h) (1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BROKEN AND MISSING PANELS.

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

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

Case: CE23080092

1018 NW 14 CT

2016 PAUL REAL ESTATE LLC

Service was via posting at the property on 2/16/24 and at 1 East Broward Blvd. on 2/15/24.

Special Magistrate Hearing

February 29, 2024

Page 29

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

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY HAS GRASS AND WEEDS GROWING THROUGH IT. THE ASPHALT ON THE DRIVEWAY APRON HAS CRACKS, HOLES AND THE BLACKTOP IS FADED.

VIOLATIONS: 9-306

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

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

THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE HOUSE NUMBERS ARE NOT DISPLAYED OR VISIBLE FROM THE STREET.

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

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

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

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

Case: CE23080507

1011 NW 45 ST
MIDDLETON, CRAIG

Service was via posting at the property on 2/15/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 18-11. (a)

THE POOL AT THIS OCCUPIED 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.

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

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

Case: CE23090076

6510 NW 34 AVE
ZHENG, BO & GU, JIAN

Service was via posting at the property on 2/6/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 15-272. (a)

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

Special Magistrate Hearing

February 29, 2024

Page 30

Officer Champagne presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited and requested a fine of \$500 per day if the violation recurred.

Ms. Cannon found in favor of the City that the violation had existed as cited and a fine of \$500 per day would be imposed if the violation recurred.

Case: CE23100781

2313 N OCEAN BLVD
A1A N OCEAN BLVD LLC

Service was via posting at the property on 1/25/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 15-281.(a)

THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE AT THIS LOCATION.

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

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

Case: CE23100782

2317 N OCEAN BLVD
A1A N OCEAN BLVD LLC

Service was via posting at the property on 1/25/24 and at 1 East Broward Blvd. on 2/15/24.

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

VIOLATIONS: 15-281.(a)

THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE AT THIS LOCATION.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$600 per day.

Ms. Cannon found in favor of the City and ordered compliance within 15 days or a fine of \$600 per day.

Case: CE23110376

1919 SUNRISE KEY BLVD
D'ALESSIO, DENNIS & JOHNSON, GUY K

Service was via posting at the property on 1/25/24 and at 1 East Broward Blvd. on 2/15/24.

Patt Gavin, Code Compliance Officer,

VIOLATIONS: 15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION OF CASE CE23020548. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Special Magistrate Hearing

February 29, 2024

Page 31

Officer Gavin presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$900 per day and a finding that this was a recurring violation and any future violation would incur a fine of \$900 per day.

Ms. Cannon found in favor of the City and ordered compliance within 15 days or a fine of \$900 per day. She also found that this was a recurring violation and any future violation would incur a fine of \$900 per day.

Case: CE23080802

2541 E SUNRISE BLVD
SHAWNICK GALLERIA 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 \$6,400 and the City was requesting the full fine be imposed.

Ms. Cannon imposed the \$6,400 fine.

Case: CE23020590

6411 NE 22 AVE
9960SW 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 \$9,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$9,100 fine, which would continue to accrue until the property was in compliance.

Case: CE23080195

1401 SW 9 ST
JUDAH, SABRINA

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, fines had accrued to \$3,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$3,500 fine, which would continue to accrue until the property was in compliance.

Case: CE23080790

807 NW 2 AVE 1-3
JACKSON FAUSTIN 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 in compliance, fines had accrued to \$1,400 and the City was requesting administrative costs of \$534 be imposed.

Ms. Cannon imposed administrative costs of \$534.

Case: CE23060482

640 NW 21 TER
BRAVERMAN, JOAN LYDIA

This case was first heard on 10/26/23 to comply by 11/5/23 and 11/30/23. Violations and

Special Magistrate Hearing

February 29, 2024

Page 32

extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,725 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$8,725 fine, which would continue to accrue until the property was in compliance.

Case: CE23020868

ORDERED TO REAPPEAR

420 NW 7 TER

SALAMONE, SALVATORE

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 in compliance, fines had accrued to \$1,400 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on page 42 and 43 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:

CE23030154

CE23090394

CE23080084

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:

CE23110554

Cases Closed

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

None

Cases Withdrawn

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

CE23080078

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 2:19 P.M.



Special Magistrate

ATTEST:



CLERK, SPECIAL MAGISTRATE