



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
MARCH 12, 2024
ROSEANN FLYNN PRESIDING
9:00 A.M.**

Staff Present:

Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Nadie Blue, Administrative Assistant
Katrina Jordan, Code Manager
Antonio Wood, Administrative Assistant
Rhonda Hasan, Sr. Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Marco Aguilera, Code Compliance Officer
Stephanie Bass, Code Compliance Supervisor
Amy Brown, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Patt Gavin, Code Compliance Officer
Robert Kisarewich Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Rachel Moore, Code Compliance Officer
Malaika Murray, Code Compliance Officer
Karen Proto, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Fitzgerald Simmons, Code Compliance Officer
Pail Smart, Code Compliance Officer
Gail Williams, Sr. Code Compliance Officer

Respondents and witnesses

CE23090716: Anthony James Bondanella; Valeria Rivero	CE23010843: Curtis Richardson
CE23110243: Donald Karney	CE23080796: Antoinietta Draicchio
CE23080858; CE23080859: Michael Kurtz	FC23110011: Susan Welner; Larry Dolce
CE23081018: John Watson	CE23050084: Christopher Smith Esq.
CE23110120; CE24020007: Bernardo DelRio; Jose Medina	CE23100610: Brandon Loshak Esq.
CE23080717: Noorunisa Malik	FC24010015: Pastor Bryan Conway
CE23120508; CE23120501: Khaleel Martin Esq.	CE23100109: Melody Rowlette
CE23080526: Michael Spoliansky Esq.	CE23030248: Robinson Ustler Esq.
CE23120048: Roy Fernandez; Roberto Barreto	CE23090008: Jeanne Marie Platanoff
CE23100761: Shelby Smith; David Cardaci	CE23110332: Tammi Celentano; Robert Rucci
FC24010008: Sharon Furtado; Penka Praskova	CE24010336: Annette Bishop
CE22120343: Vera Sharitt	CE24010957: Johanna Robillard; Quentin Viac
CE23080890: Kevin Collins	CE23110170: Fawzi Macan
CE23110032: Anna Washburn	CE22100548: Leidy Tactuk
CE23080065: George Keany, Marc Kesten Esq.	CE23070390: Michael Govern
CE23020323: Andrew Schein Esq.	CE23080222: Cecile Moise; Lanier Renay

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: CE23080526

601 SW 17 ST 1-4
FISHLAND FLORIDA LLC

VACATE ORDER OF SUSPENSION 9/28/2023

Ms. Hasan requested vacation of the suspension order because of irregularities in the file.

Michael Spoliansky Esq., the owner's attorney, agreed to the vacation.

Ms. Flynn vacated the suspension order dated 9/28/23.

Case: CE23080858

505 NE 3 AVE
KMAJCTL 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 in compliance, fines had accrued to \$2,100 and the City was requesting administrative costs of \$709 be imposed.

Gustavo Caracas, Code Compliance Officer, recommended reducing fines to administrative costs of \$709.

Michael Kurtz asked that no fines or costs be imposed.

Ms. Flynn imposed administrative costs of \$709.

Case: CE23080859

509 NE 3 AVE
KMAJCTL 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, fines had accrued to \$4,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, confirmed the property was not in compliance. He requested a 63-day extension, and an order for the respondent to attend the 5/14/24 hearing.

Michael Kurtz said the permit was being held up due to circumstances beyond their control

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/14/24 hearing.

Case: CE23100761

825 E LAS OLAS BLVD
LAS OLAS 825 LLC

Service was via posting at the property on 2/20/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 47-19.4.b.1.

THERE IS A LARGE 4 YARD BULK CONTAINER STORED IN THE REAR (ALLEY) OF THIS
PROPERTY WITHOUT HAVING A DUMPSTER ENCLOSURE.

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

Shelby Smith agreed to comply. He requested 90 days because they had just applied for the permit.

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

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Case: CE23080717

537 NW 16 AVE
MAHAISA LLC

This case was first heard on 12/12/23 to comply by 2/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Wanda Acquavella, Code Compliance Officer, recommended imposition of the fine.

Noorunisa Malik said she had taken her mother back to India in November 2023. Her mother had passed away in December 2023 and Ms. Malik had stayed for religious rites that followed. She had phoned Officer Acquavella twice from her family's remote village. She said when she returned, she had contracted COVID. She had paid someone to clean up the property but a neighbor had locked her gate so the worker could not access the property. She had her own photos of the property showing it was in compliance.

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

Case: CE23050084

2017 NW 21 AVE
GILES-SMITH, LADESORAE

This case was first heard on 9/12/23 to comply by 11/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Christopher Smith Esq. said there were still some areas lacking ground cover. He said they planned to redevelop the property. Stephanie Bass, Code Compliance Supervisor, recommended a 91-day extension and ordering the respondent to attend the 6/11/24 hearing.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/11/24 hearing.

Case: CE24010957

2913 CORAL SHORES DR
RIVERS VIEW LIFE INC

CITATION APPEAL

The property was cited on 1/28/24 to be complied by 1/28/24. The property was in compliance, there were immediate fines of \$400 and the City was requesting imposition of the fine.

Paul Smart, Code Compliance Officer, presented photos and video of the violations.

VIOLATIONS: 15-278.(5)(a) IMMEDIATE FINE OF \$200

THERE IS NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY WHICH IS OUTSIDE OF THE PERMISSIBLE LIMITS. THERE WAS LOUD MUSIC AT THIS PROPERTY THAT WAS PLAINLY AUDIBLE MORE THAN 50 FEET FROM THE PROPERTY LINE BEFORE 10:00 P.M.

VIOLATIONS: 15-278.(1)(e) IMMEDIATE FINE OF \$200

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE WERE VEHICLES PARKED IN THE ROAD FROM THIS PROPERTY.

VIOLATIONS: 15-278.(2)b. WITHDRAWN

THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED. THIS PROPERTY HAD MORE THAN THE PERMITTED 12 OCCUPANTS FOR A 4 BEDROOM HOUSE.

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Quentin Viac said the cars had been moved right away. He added that the tenant had rented the home for two months. He stated their own noise monitors had not indicated the music was particularly loud. Officer Smart said the music was extremely loud and the property manager had been surprised by the volume when she arrived at the property.

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

Case: CE23080065

1200 SW 21 CT
KEANEY, GEORGE B

Service was via posting at the property on 2/28/24 and at 1 East Broward Blvd. on 2/27/24.

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

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

VIOLATIONS: 47-19.9
THERE IS OUTDOOR STORAGE AT THIS RS-8 SINGLE FAMILY PROPERTY. THERE ARE MULTIPLE ITEMS SUCH AS BUCKETS, EQUIPMENT, HOUSEHOLD ITEMS, BOXES, A SHOVEL, DOORKNOB, FURNITURE AND OTHER MISCELLANEOUS ITEMS ON THIS PROPERTY.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT INCLUDING BUT NOT LIMITED TO EXTERIOR SURFACES AND AWNINGS.

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

Marc Kesten Esq., the owner's attorney, said he thought the property was in compliance. He noted that some of Officer Murray's photos were from the summer. He requested Officer Murray visit the property and inform the owner about what violations if any, were still open. He also requested 90 days. Amy Brown, Code Compliance Supervisor, said she would schedule the walk-through and recommended 63 days.

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

Case: CE23020323

ORDERED TO REAPPEAR

1313 E LAS OLAS BLVD
1313 EAST LAS OLAS BLVD LLC

This case was first heard on 6/12/23 to comply by 12/12/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,500 and the City was requesting administrative costs of \$2,126 be imposed.

Gustavo Caracas, Code Compliance Officer, recommended reducing fines to administrative costs of \$2,126.

Andrew Schein Esq. agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$2,126.

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Case: CE23120501

1448 NW 6 ST
MARGLIP INVESTMENTS LLC

Service was via posting at the property on 2/15/24 and at 1 East Broward Blvd. on 2/27/24.

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 REPEAT VIOLATION, SEE CASE CE20040549 AND 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.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND AWNINGS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A REPEAT VIOLATION, SEE CASE CE22060269 AND 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.

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 Acquavella presented the case file into evidence and recommended imposition of a \$200 per day fine for 18-12.(a), for the four days it was out of compliance and for fines to continue until it was complied; imposition of a fine of \$200 per day for 9-306 for the 79 days it was out of compliance and for fines to continue until it was complied; and ordering compliance with 9-05(b) within 28 days or a fine of \$200 per day.

Khaleel Martin Esq., the owner's attorney, said the owner was seeking a buyer or an investor to help revitalize the building. He added that the owner had cleaned the property on March 6 and presented photos. He stated the owner had the property cleaned weekly.

Katrina Jordan, Code Manager, said this was a blighted property and the City wanted fines imposed for the dates the property was out of compliance.

Ms. Flynn found in favor of the City, imposed fines of \$200 per day, per violation, for 18-12.(a) for four days and for 9-306 for 79 days, which would continue to accrue until the violations were in compliance, and ordered compliance with 9-305(b) within 28 days or a fine of \$200 per day.

Case: CE23120508

538 NW 15 AVE
MARGLIP INVESTMENTS LLC

Service was via posting at the property on 2/15/24 and at 1 East Broward Blvd. on 2/27/24.

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 REPEAT VIOLATION, SEE CASE CE22080642 AND 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 Acquavella presented the case file into evidence and recommended imposition of a \$500 per day fine for the three days the property had been out of compliance and the fines would continue to accrue until the property was in compliance.

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Khaleel Martin Esq., the owner's attorney, reiterated that his client was seeking an investor or buyer to help revitalize the property.

Ms. Flynn found in favor of the City and imposed a fine of \$200 per day for the three days the property was out of compliance and the fines would continue to accrue until the property was in compliance.

Case: CE23110332

2612 SW 14 AVE
CELENTANO, TAMMI

Service was via posting at the property on 2/28/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS AN UNPERMITTED STRUCTURE ALONG WITH OUTDOOR STORAGE OF ITEMS.

VIOLATIONS: 24-7(b) COMPLIED

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS CONSTRUCTION DEBRIS THAT WILL NOT BE REMOVED WITH THE NORMAL BULK TRASH COLLECTION ON THE FIRST THURSDAY OF EVERY MONTH.

VIOLATIONS: 9-308(a)

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

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

Robert Rucci said the home had been inundated with water and gasoline during the April 12, 2023 flood. He noted the difficulty they were having addressing the damage to the property. Amy Brown, Code Compliance Supervisor, recommended allowing 91 days, and ordering the respondent to attend the 6/11/24 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 6/11/24 hearing.

Case: FC24010015

2098 NW 26 AVE
GRACE COVENANT CHURCH OF FORT LAUD

Service was via posting at the property on 2/21/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: F-103.2.5,BCBRA 3/19

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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

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Pastor Bryan Conway said the person who usually handled this had suffered a heart attack.

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

Case: CE23090008

2320 SW 19 AVE
SAMM88 ALIOT LLC

Service was via posting at the property on 2/28/24 and at 1 East Broward Blvd. on 2/27/24.

Malaika Murray, 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: 9-306

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

VIOLATIONS: 9-305(b) COMPLIED

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

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

Jeanne Marie Platanoff requested time to clean the building.

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

Case: CE23110120

534 HENDRICKS ISLE
BEXA LLC

Service was via posting at the property on 2/21/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 18-12.(a)

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

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

Bernardo DelRio agreed to comply.

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

Case: CE24020007

534 HENDRICKS ISLE
BEXA LLC

Service was via posting at the property on 2/21/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 47-34.1.A.1.

FLOATING HOME BEING UTILIZED AS AIRBNB WHICH IS AN UNPERMITTED LAND USE PER THE ULDR.

VIOLATIONS: 47-19.6.d.5.b.

THERE ARE VESSELS AND/OR FLOATING HOMES MOORED AT THIS PROPERTY WITHOUT THE REQUIRED WASTEWATER SERVICES.

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

Bernardo DelRio agreed to comply and said he was working to remove the ads.

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

Case: CE23030248

2145 NW 20 ST

MORTGAGE ASSETS MANAGEMENT LLC

This case was first heard on 8/8/23 to comply by 8/23/23 and 10/10/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,100 and the City was requesting the full fine be imposed.

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

Robinson Ustler Esq., the owner's attorney, said they had not owned the property until November 2023, so most of the fines had accrued before their ownership. When they took ownership, there was a squatter on the property. He requested a reduction to administrative costs.

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

Case: CE23100610

2051 SW 22 AVE

RUEMKE, CHRIS; RUEMKE, JANE

Service was via posting at the property on 2/20/24 and at 1 East Broward Blvd. on 2/27/24.

Marco Aguilera, 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.

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

Brandon Loshak Esq., the owners' attorney, agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day.

Case: CE23080796

1801 NW 5 ST

PONASA LLC

Service was via posting at the property on 2/15/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 18-8(b) WITHDRAWN

THERE ARE BOARDS COVERING WINDOW OPENINGS WITHOUT OBTAINING A BOARDING CERTIFICATE.

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH AND WELL GRADED CONDITION. THE DRIVEWAY APRON IS WORN, CRACKED AND HAS AREAS WITH DIRT SHOWING AND WATER PUDDLING. THE CONCRETE DRIVEWAY HAS STAINS.

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: 9-306

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

VIOLATIONS: 9-313(a)

THE PROPERTY DOES NOT HAVE THE APPROVED HOUSE NUMBERS. THE HOUSE NUMBERS ARE MISSING.

VIOLATIONS: 47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTDOORS ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO A SOFA, BUCKETS, MATTRESS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS 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: 9-278(e) WITHDRAWN

THERE ARE BOARDS COVERING WINDOW OPENINGS.

Officer Acquavella presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$150 per day, per violation.

Antoinietta Draicchio agreed to comply, but requested time to evict the tenant, who refused entry into the property. She stated the tenants were barricaded in the property. Ms. Hasan said the lack of house numbers could be a safety issue. She said the attorney handling the eviction should put these issues before the court regarding the eviction.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$150 per day, per violation.

Case: CE22120343

911 SW 29 ST
SHARITT, VERA

Service was via posting at the property on 2/28/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE OF CONTAINERS, BOXES AND OTHER MISCELLANEOUS ITEMS UNDER THE CARPORT AT THIS RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY ZONED PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH

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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 NOT A PERMITTED USE ON AN RD-15 ZONED PROPERTY PER ULDR SECTION 47-5.12. THIS IS A RECURRING VIOLATION OF CASE CE19010759 AND WILL BE PRESENTED FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-308 (a)

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THERE IS A PORTION OF THE ROOF THAT IS SLUMPING AND THERE IS A ROTTEN FASCIA.

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS DIRTY AND/OR NOT WELL GRADED.

VIOLATIONS: 9-306

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

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

Vera Sharitt said the home had been flooded in April 2023 while she was undergoing cancer treatment. She said they had moved their belongings outside the home while the interior was being worked on. She requested 63 days. Amy Brown, Code Compliance Supervisor, recommended 119 days.

Ms. Flynn found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day, per violation.

Case: FC23110011

1843 S FEDERAL HWY
SEXY 60 REALTY LLC

Service was via posting at the property on 2/16/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: MO Sec. 13-58 (b)

THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE).

VIOLATIONS: NFPA 1:50.5.6.1, FFP

UPON INSPECTION, THE EXHAUST SYSTEM HAS BEEN FOUND TO BE CONTAMINATED WITH DEPOSITS FROM GREASE-LADEN VAPORS.

VIOLATIONS: NFPA 1:12.6.1, 12/31

FURNISHINGS, CONTENTS, DECORATIONS, AND TREATED FINISHES MUST MEET OR EXCEED MINIMUM FIRE RATING.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation for MO Sec. 13-58 (b) and NFPA 1:50.5.6.1, FFP and \$200 per day for NFPA 1:12.6.1, 12/31.

Susan Welner, owner, requested 63 days. Captain Kisarewich agreed to the 63 days.

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

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day, per violation for MO Sec. 13-58 (b) and NFPA 1:50.5.6.1, FFP and \$200 per day for NFPA 1:12.6.1, 12/31.

Case: FC24010008

904 W BROWARD BLVD
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE

Personal service was accepted on 2/16/24. Service was also via posting at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 1:4.5.8.6 , FFPC 6th

THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

VIOLATIONS: NFPA 1:1.7.7.2, FFPC

TROUBLE ALARM IS SHOWING ON THE FIRE ALARM PANEL.

VIOLATIONS: NFPA 101:7.9.2.1, FF COMPLIED

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

VIOLATIONS: NFPA 101:7.10.5.2.1, COMPLIED

THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

VIOLATIONS: 1:13.3.1.1, FFPC 6th COMPLIED

THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

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

Sharon Furtado agreed to comply.

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

Case: CE23110243

429 NE 1 AVE
ECI FLAGLER VILLAGE LLC

Service was via posting at the property on 2/7/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 47-21.16

THERE IS A DEAD TREE ON THE PROPERTY.

VIOLATIONS: 9-279(e)

THE BATHROOM SINK DOES NOT SUPPLY HOT WATER. WATER HEATER IS NOT BEING MAINTAINED PROPERLY.

VIOLATIONS: 9-279(g)

THE KITCHEN SINK IS NOT BEING MAINTAINED. THERE IS NO FAUCET, SINK AND PIPES UNDERNEATH TO FUNCTION PROPERLY.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE

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CEILING/WALL INSIDE THE BATHROOM IS NOT BEING MAINTAINED. THERE IS A TAPE/PAPER COVERING THE CEILING WHICH IS CREATING AN INSECT INFESTATION.

VIOLATIONS: 9-306

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

VIOLATIONS: 18-1.

THERE ARE TRASH BAGS, CLOTHING, SHOPPING CARTS, BUCKETS, COOLERS AND 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: 18-12.(a)

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

VIOLATIONS: 9-280(h)(1)

THE WOOD/CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BROKEN.

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 Caracas presented the case file into evidence and recommended ordering compliance with 18-1., 18-12.(a), 9-279(e), 9-279(g), and 9-363 within 10 days; and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Donald Karney, property manager, said they planned to demolish the property. The owner was in the process of redeveloping it. He confirmed the property was vacant and they had applied for the disconnect permits needed for demolition. He requested 90 days and Officer Caracas did not object but asked that the trash be removed.

Ms. Flynn found in favor of the City and ordered compliance with 18-1. and 18-12.(a) within 10 days and with the remaining violations within 91 days or a fine of \$100 per day, per violation.

Case: CE23120048

CITATION APPEAL

608 FIRST KEY DR
ANN M DOOLEY TR

The property was cited on 12/2/23 to be complied by 12/2/23. The property was in compliance, there were immediate fines of \$500 and the City was requesting the full fine be imposed.

Fitzgerald Simmons, Code Compliance Officer, testified to the following violation:

VIOLATIONS: 17 7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY, WHICH IS PLAINLY AUDIBLE FIFTY (50) FEET FROM THE PROPERTY LINE BEFORE 10 PM. THIS IS AN IRREVERSIBLE/IRREPARABLE VIOLATION.

Officer Simmons presented a video of the noise violation and requested a one-time fine of \$500.

Roberto Barreto, tenant, said they had lowered the volume as soon as Officer Simmons told them to. He said the sound seemed louder because the home was on a canal. He requested the fines be reduced or waived. Officer Simmons said he had requested \$500 because it had taken him 15-20

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minutes to get the tenant's attention over the noise.

Ms. Flynn reduced the fine to \$350.

Case: CE23090716

27 SE 11 ST

BONDANELLA, ANTHONY JAMES

Service was via posting at the property on 2/28/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 47-19.1.D.

THERE IS A CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS OCCUPIED PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES. THE CAR CANOPY DOES NOT MEET THE REQUIRED FRONT YARD SETBACKS.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-313.(a) COMPLIED

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. PARKING AREA IS NOT WELL GRADED AND/OR DEFINED.

VIOLATIONS: 9-280(h)(1)

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

VIOLATIONS: 9-308(b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE TREE LIMBS/BRANCHES ARE ON TOP OF THE ROOF.

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

Anthony James Bondanella agreed to comply.

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

Case: CE23010843

1429 SW 9 ST

RIVERSIDE BREEZES CONDO ASSN INC

This case was first heard on 10/10/23 to comply by 12/22/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,200 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, recommended imposition of the fine.

Curtis Richardson said they had taken over the property in October. He said they had quotes for the work and a special assessment meeting on April 4.

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Ms. Flynn imposed the \$4,200 fine, which would continue to accrue until the property was in compliance.

Case: CE23070390

3300 SW 15 AVE
3300 EDGEWOOD LLC

Service was via posting at the property on 2/28/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO LEAVES/PALM FRONDS, SHOPPING CART AND A SECTION OF THE FENCE ON THE REAR YARD.

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: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO A DAMAGED GARAGE DOOR ON THE MAIN BUILDING AND DAMAGED/ROTTEN SURFACE(S) ON THE EXTERIOR SHED WALL.

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE DAMAGED/LEANING PORTIONS OF THE FENCE.

VIOLATIONS: 18-7.(a)

THERE ARE DOORS, WINDOWS OR OTHER OPENINGS THAT ARE BROKEN, MISSING OR UNSECURED, SO AS TO ALLOW ACCESS TO THE INTERIOR AT THIS VACANT PROPERTY.

VIOLATIONS: 9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 9-304(b)

THERE ARE CRACKS/BREAKS IN THE DRIVEWAY AND THEREFORE IS NOT IN WELL-GRADED CONDITION.

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

Michael Govern said they had been working on a demolition permit since January and requested 120 days. Amy Brown, Code Compliance Supervisor, did not object.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE23100109

2101 SW 18 AVE
ROWLETTE, MELODY

Service was via posting at the property on 2/28/24 and at 1 East Broward Blvd. on 2/27/24.

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Malaika Murray, 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: 18-4.(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE OF MISCELLANEOUS ITEMS THAT SHOULD NOT BE STORED OUTSIDE ON 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: 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: 9-308(b)

THERE ARE PALM FRONDS, DEBRIS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

VIOLATIONS: 9-280(h)(1)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 24-27.(b) COMPLIED

THERE ARE WASTE CONTAINERS LEFT ALONG THE FRONT OF THE PROPERTY AND IN IMPROPER LOCATIONS OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

Officer Murray presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 18-4.(c) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Melody Rowlette said the property was inundated by the flood in April 2023 and she had lost her job in December. She said she had health and financial issues. She described work she had done at the property to comply and requested 90 days.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a), 18-4.(c) and 18-1 within 10 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

Case: CE23080890

916 SW 18 CT
COLLINS, KEVIN W

Service was via posting at the property on 2/28/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-308(b) COMPLIED

THE ROOF OF THE MAIN BUILDING IS STAINED/DIRTY.

VIOLATIONS: 9-313.(a) COMPLIED

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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

Kevin Collins said they were beginning to paint the house the following day.

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

Case: CE24010336

2648 NASSAU LN

REY, ROGER

Service was via posting at the property on 2/15/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 47-19.2.HH.II.2.C COMPLIED

THERE IS A STORAGE POD (PSU) LOCATED ON THE PROPERTY WITHOUT PERMITS AND IN EXCESS OF 14 DAYS. THIS IS A REPEAT OF CASE CE22010243 AND AS SUCH FINES WILL BEGIN TO IMMEDIATELY ACCRUE AT \$50.00 PER DAY UNTIL THE POD IS REMOVED AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES.

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. RV PARKED IN REAR YARD ON GRASS.

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

THE CHAIN LINK FENCE AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING OVER AND OVERGROWN WITH VEGETATION.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH OF GRASS AND WEEDS ON THIS PROPERTY IN THE REAR YARD ALONG THE CHAIN LINK FENCE ON THE NORTH SIDE OF THE PROPERTY.

VIOLATIONS: 18-1. COMPLIED

THERE IS UNPERMITTED OUTDOOR UNDER ROOF STORAGE AT THE REAR OF THIS PROPERTY WHICH INCLUDES BUT IS NOT LIMITED TO COOLERS, BRUSHES, BUCKETS, PLYWOOD SHEETS, ETC. THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Aguilera presented the case file into evidence and recommended imposing a fine of \$50 per day for each of the 12 days that 47-19.2.HH.II.2.C was out of compliance and ordering compliance with 9-304(b) within 91 days or a fine of \$100 per day.

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Annette Bishop requested more than 91 days because they were still waiting for the permit for the area to store the RV. She also requested leniency regarding the fines for the POD because the POD company had been unable to pick it up right away.

Ms. Flynn found in favor of the City, imposed a fine of \$200 for the time 47-19.2.HH.II.2.C was out of compliance and ordered compliance with 9-304(b) within 154 days or a fine of \$100 per day.

Case: CE23080222

3750 SW 8 ST
BUNSIE, DWAYNE EST

This case was first heard on 12/12/23 to comply by 12/22/23 and 1/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$35,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rachel Moore, Code Compliance Officer, recommended imposition of the fine.

Cecile Moise said she had inherited the home in June 2023. She requested 180 days because the former tenants had left a \$900 water bill and the electric bill had not been paid since her father passed away. She needed the water turned on to address the pool violation. Ms. Hasan said the pool was a life safety issue and recommended imposition of the fine for that violation.

Ms. Flynn granted a 10-day extension for 18-11.(a), 9-313.(a) and 9-278(e) and a 91-day extension for 9-305(b) and 9-306, during which time no fines would accrue. She also ordered the respondent to attend the 6/11/24 hearing.

Case: CE22100548

3251 AUBURN BLVD
FYR SFR BORROWER LLC; %HAVENBROOK HOMES

This case was first heard on 12/12/23 to comply by 1/9/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,500 plus \$810 in administrative fees and the City was requesting the full amount be imposed.

Rachel Moore, Code Compliance Officer, recommended imposition of the fine.

Leidy Tactuk said the tenant had caused the violations and had been served a seven-day notice to allow them access to the property.

Ms. Flynn imposed the \$15,500 fine, plus \$810 in administrative fees.

Case: CE23110032

1051 SW 31 ST
WASHBURN, ANNA M

Service was via posting at the property on 2/7/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO THE FRONT, SIDE AND REAR YARD. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE23080055. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED

THERE IS VEGETATION AND/OR WEEDS GROWING THROUGH THE DRIVEWAY APRON AND THEREFORE IT IS NOT WELL MAINTAINED OR IN A WELL GRADED CONDITION.

VIOLATIONS: 18-11.(a) COMPLIED

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

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

Officer Murray 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.

Anna Washburn was present.

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

Case: CE23100071

3281 NW 64 ST
BARKER, ERICA A

Service was via posting at the property on 3/1/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 9-280(h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING, BROKEN PANELS AND LEANING.

VIOLATIONS: 9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE CRACKS AND HOLES IN THE ASPHALT.

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

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE23110529

1037 NE 9 AVE 1-5
SCHAEFFLER, ANNA MARIE; SCHAEFFLER, EDWARD S

Service was via posting at the property on 2/20/24 and at 1 East Broward Blvd. on 2/27/24.

Gail Williams, 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. THERE IS PALM FRONDS ON THE PROPERTY AGAINST THE FENCE. THIS IS A RECURRING VIOLATION AS PER CASE CE23090349. THIS WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING FOR A FINDING OF A FACT.

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

Case: CE23070407

5331 NE 16 TER
WOOD, RUSSELL W

Service was via posting at the property on 2/15/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 9-304(b)

THE DRIVEWAY HAS POTHOLES, CRACKS, FADED AND MISSING ASPHALT AND NEEDS TO BE RESURFACED.

VIOLATIONS: 9-308(b)

THE ROOF IS DIRTY, STAINED AND NOT BEING MAINTAINED.

VIOLATIONS: 9-305(b)

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

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

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE23030211

905 N FORT LAUDERDALE BEACH BLVD
DMS HOLDINGS SUNRISE INC

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE, INCLUDING BUT NOT LIMITED TO THE WRAPS COVERING THE WINDOWS.

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

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

Case: CE23080282

74 FIESTA WAY
BROWN, JOHN A

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 2/27/24.

Dorian Koloian, Senior 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: 47-19.5.E.7.

THE FENCE AND/OR WALLS ARE DIRTY, STAINED, MISSING, PEELING PAINT.

VIOLATIONS: Sec. 8-91.(c)

THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION. THERE ARE SECTIONS IN DISREPAIR AND ELECTRICAL CONDUIT HANGING FROM THE BOTTOM OF THE DOCK.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS AN AWNING AND BUILDING MATERIALS BEING STORED IN THE SIDE AND REAR OF THE PROPERTY.

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE DOORS THAT ARE NOT ATTACHED TO THE FRAMES AND NOT SECURE AND WEATHERTIGHT.

Officer Koloian presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 10 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1. within 10 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Case: CE23060226

3800 N OCEAN BLVD
MSKP GALT OCEAN LLC

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 47-20.20.I.
THE PAVEMENT MARKINGS FOR EGRESS OF SHOPPING CENTER, (N OCEAN BLVD) HAS BEEN CHANGED FROM THE ORIGINAL MARKINGS WHICH MAY CONFLICT WITH THE MOVEMENT AND ITS SAFE PASSAGE OF VEHICLES AND PEDESTRIANS. RESTRIPING OF PARKING FACILITIES WITHOUT FIRST OBTAINING APPROVED CITY PERMIT.

VIOLATIONS: 47-19.9.A.5.a.
THERE ARE OUTDOOR DINING AREAS (TABLES/CHAIRS/ACCESSORIES) THAT HAVE BEEN PLACED/ERECTED IN FRONT OF BUSINESSES WITHOUT THE REQUIRED APPROVAL.

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.

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

VIOLATIONS: 47-19.9 COMPLIED
THERE IS OUTDOOR STORAGE AT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO A CLOTHING DISPLAY.

VIOLATIONS: 47-19.4.D.8.
THERE ARE DUMPSTER ENCLOSURES THAT ARE NOT MAINTAINED AT THIS LOCATION, INCLUDING BUT NOT LIMITED TO BROKEN GATES AND/OR LATCHES AND LIDS OPEN.

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 47.20.20.E COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT BEING USED FOR THE PARKING OF MOTOR

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VEHICLES BY OCCUPANTS, EMPLOYEES, VISITORS OR PATRONS OF THE USE OR STRUCTURE WHICH THE PARKING FACILITY IS SERVING. THERE IS STORAGE INCLUDING BUT NOT LIMITED TO A PORTABLE POTTY, WOOD AND CONTAINERS AT THIS PROPERTY.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE WHEEL STOPS ARE MISSING OR HAVE CHIPPING PEELING PAINT. THERE IS WORN/FADED STRIPING.

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

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

Case: CE22070584

1931 NE 51 ST

SYMPHONY BUILDERS AT BELLAGIO

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 2/27/24.

Dorian Koloian, Senior 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. (INCLUDING STAIRWELLS AND WINDOW FRAMES)

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: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO WINDOW CRANKS AND WALLS, IN UNIT NUMBER 44.

VIOLATIONS: 9-276(B)(3) COMPLIED

THERE IS A NEED FOR THE EXTERMINATION OF RODENTS, VERMIN AND/OR OTHER PESTS PRESENT. EVIDENCE OF INFESTATION OF TERMITES IN UNIT NUMBER 44.

VIOLATIONS: 9-280(g)

THERE IS AN ELECTRICAL OUTLET UNDER SINK THAT IS NOT COVERED IN UNIT 44.

VIOLATIONS: 47-19.4.D.8.

DUMPSTER ENCLOSURE IS NOT BEING MAINTAINED. THERE IS OVERGROWTH, A SHOPPING CART AND OTHER DEBRIS IN THE ENCLOSURE. THERE ARE NO GATES ON THE ENCLOSURES.

VIOLATIONS: 47-20.13.D

STORM DRAIN IN FRONT OF THE BUILDING IS FILLED WITH DIRT AND SEALED SHUT.

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

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

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Case: CE23081018

520 NW 22 AVE
DAUGHTRY, WILLER EST

Service was via posting at the property on 2/15/24 and at 1 East Broward Blvd. on 2/27/24.

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, SEE CASE CE22050107, AND WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-4.(c)

THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO A TEAL SONOMA WITH FLAT TIRES AND EXPIRED TAG (6/23), A BLACK CHEVY PICKUP EXPIRED TAG (6/3) WITH ITEMS STORED UNDER IT, A RED AND WHITE DUALY THAT IS MISSING A TIRE AND HAS AN EXPIRED TAG (6/23). THIS IS A RECURRING VIOLATION, SEE CASE CE22050107, AND WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-304(b)

THERE ARE TRAILERS PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR IN THAT IT HAS POTHOLES, CRACKS AND STAINS.

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION, SEE CASE CE22050107, AND WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Acquavella presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 63 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 63 days or a fine of \$25 per day, per violation.

Case: CE24010137

541 NW 15 AVE A
AL-MADI, ALI

Service was via posting at the property on 2/15/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION (SEE CASE CE23020565), AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES SHALL ACCRUE FROM THE DAY IT WAS FIRST OBSERVED IN VIOLATION UNTIL COMPLIANCE IS MET.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION, SEE CASE CE23020565, AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES SHALL ACCRUE FROM THE DAY IT WAS FIRST OBSERVED IN VIOLATION UNTIL COMPLIANCE IS MET.

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VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE PERIMETER WALL IS DISCOVERED AND NEEDS TO BE PAINTED.

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT IS CRACKED, THERE ARE POTHOLES AND SOME WHEEL STOPS ARE MISPLACED.

VIOLATIONS: 47-19.4.D.8. COMPLIED
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. IT HAS MISSING/BROKEN WOODEN SLATS, A GATE THAT IS NOT ATTACHED, GRAFFITI ON THE ENCLOSURE AND THERE IS TRASH IN THE ENCLOSURE SURROUNDING IN THE DUMPSTER.

Officer Acquavella presented the case file into evidence and said the violations were now in compliance. She requested a fine of \$200 each for 9-305(b) and 18-12.(a).

Ms. Flynn found in favor of the City and imposed a fine of \$200 each for 9-305(b) and 18-12.(a).

Case: CE23110170

2913 RIVERLAND RD
FT EAST INVESTMENTS LLC

Service was via posting at the property on 2/15/24 and at 1 East Broward Blvd. on 2/27/24.

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

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

VIOLATIONS: 9-280(h)(1)
THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS LEANING AND HAS BROKEN AREAS. THE WHITE PICKET FENCE IS DAMAGED AND IS MISSING SLATS.

VIOLATIONS: 47-19.9 COMPLIED
THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE IS A REFRIGERATOR, BOXES, SHOPPING CARTS, CHAIRS AND OTHER MISCELLANEOUS ITEMS NOT SCREEN FROM VIEW.

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.

Officer Aguilera presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 28 days and with 9-280(h)(1) within 91 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 28 days and with 9-280(h)(1) within 91 days or a fine of \$50 per day, per violation.

Case: CE23100565

1308 SW 23 AVE
BRANDON, RUSSELL LEWIS

Service was via posting at the property on 2/26/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT GOLF CART PARKED ON THE PROPERTY.

VIOLATIONS: 9-278(e) COMPLIED

THERE ARE HURRICANE SHUTTERS COVERING ABOUT 4 OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-22050141) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE UNDER THE FORD TRUCK.

VIOLATIONS: 9-280(h) COMPLIED

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE MAILBOX AT THIS PROPERTY HAS A BROKEN BASE AND ITS LEANING TOWARDS THE SIDE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-22050141) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-304(b)

THE DERELICT GOLF CART IS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS ALSO IN DISREPAIR. THERE ARE WEEDS GROWING THROUGH IT AND IT IS MISSING GRAVEL. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-22050141) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE 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: 9-363 COMPLIED

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

Officer Caracas presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-304(b) and 9-306 within 28 days or a fine of \$100 per day, per violation. He also requested a finding of fact that 9-278(e) and 9-280(h) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-304(b) and 9-306 within 28 days or a fine of \$100 per day, per violation. She also found in favor of the City that violations 9-278(e) and 9-280(h) had existed as cited.

Case: CE23100823

2533 SW 8 ST

TYLER TUCHOW REV TR; TUCHOW, TYLER TRUSTEE

Service was via posting at the property on 2/26/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 9-276(B) (3) COMPLIED

THERE ARE RODENT DROPPINGS AND DEAD ROACHES INSIDE THE PROPERTY WHICH ARE EVIDENCE OF RODENTS AND VERMIN AND/OR OTHER PESTS INFESTATION.

THERE IS A NEED FOR THE EXTERMINATION OF RODENTS, VERMIN AND/OR OTHER PESTS PRESENT.

VIOLATIONS: 18-1. COMPLIED

THERE ARE PILES OF MISCELLANEOUS ITEMS, TRASH AND DEBRIS OUTSIDE OF THE PROPERTY INCLUDING BUT NOT LIMITED TO 4 SHOPPING CARTS FULL OF SODA CANS AND GARBAGE, MILK CRATES, CONCRETE BLOCKS, PLYWOOD, METAL PANS, DIRTY CLOTHING, MATTRESS, SHOES AND

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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: 9-305(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 BACKYARD. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE22120456 AND CE23020917) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS, DOORS, AND OTHER AREAS OF THE EXTERIOR ARE DIRTY HAVE STAINS AND MISSING, PEELING PAINT. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE22120456 AND CE23020917) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-280(b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE KITCHEN CABINETS ARE DIRTY, BROKEN AND IT IS MISSING A DRAWER. THERE IS A HOLE BEHIND THE OVEN RANGE COVERED BY SODA CANS CREATING A HAZARD CONDITION FOR ITS OCCUPANTS. THE WALLS ARE DIRTY.

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.

Officer Caracas 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) and 9-306 had existed as cited.

Ms. Flynn found in favor of the City that violations 9-305(b) and 9-306 had existed as cited.

Case: CE23110192

1220 SW 24 AVE

HERMOSILLO, CARLOS; SUESCUN, GUSTAVO A

Service was via posting at the property on 2/26/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 47-34.4.C.2.d. COMPLIED

THE SUBJECT RS-8 ZONED PROPERTY HAS AN RV PARKED/STORED ON THE FRONT OF THIS PROPERTY WITH DECORATIVE FENCING SURROUNDING IT, WITH SLIDE OUT EXTENDED AND WITH HOOK UPS CONNECTED TO THE BUILDING ON THIS PROPERTY. THIS VEHICLE IS IN VIOLATION OF PERMITTED USAGE(S) OF RS-8 ZONING.

VIOLATIONS: 24-27.(b) COMPLIED

THERE ARE WASTE CONTAINERS LEFT THE FRONT OF THIS PROPERTY OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

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VIOLATIONS: 47-19.1.B COMPLIED

THE SUBJECT RS-8 ZONED PROPERTY HAS AN UNPERMITTED CARPORT FRAME/STRUCTURE(S) ALONG THE REAR YARD. THE STRUCTURE(S) IS/ARE IN VIOLATION OF PERMITTED USAGE(S) OF RS-8 ZONING.

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.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE23050152 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.

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

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

Case: CE23090406

1400 SW 29 ST
DIAS, SHAREL E

Service was via posting at the property on 2/28/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 9-308(a) COMPLIED

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

VIOLATIONS: 24-27.(b)

THERE ARE WASTE CONTAINERS LEFT ALONG THE FRONT OF THE PROPERTY OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 9-304(b)

THE DRIVEWAY HAS VEGETATION GROWING THROUGH IT WITH AREAS THAT ARE MISSING CONCRETE OR HAVE BROKEN CONCRETE.

VIOLATIONS: 9-308(b) COMPLIED

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

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

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

Case: CE23100305

3001 SW 12 AVE
SANDS REAL ESTATE LLC

Service was via posting at the property on 2/28/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWN VEGETATION ON THIS PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 9-280(h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE DAMAGED AND MISSING PORTIONS OF FENCING ON THE PROPERTY.

VIOLATIONS: 24-27.(b) COMPLIED

THERE ARE WASTE CONTAINERS LEFT ALONG THE FRONT OF THE PROPERTY OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE ARE WEEDS GROWING THROUGH THE GRAVEL DRIVEWAY AND THE DRIVEWAY IS NOT BEING MAINTAINED IN A WELL GRADED CONDITION.

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.

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

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

Case: CE23100256

630 ARIZONA AVE
SOLARANA, PHILIP LE; ANA SOLARANA TR

Service was via posting at the property on 2/26/24 and at 1 East Broward Blvd. on 2/27/24.

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

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

THERE IS A COMMERCIAL VEHICLE, "CORNER YOUTHS TRUCKING INC", LICENSE PLATE FL-GSSV02, PARKED AT THIS PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBERS, CE21040780, CE22010016, CE22040474 AND CE22080057. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT COMPLIANCE IS MET.

Officer Moore 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.

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

Case: CE23100258

1071 TENNESSEE AVE
WHITSETT, WILLIAM ROBERT

Service was via posting at the property on 2/26/24 and at 1 East Broward Blvd. on 2/27/24.

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Rachel Moore, 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. THE NEIGHBOR HAS BEEN CUTTING THE SWALE AT THIS PROPERTY, HOWEVER THE OVERGROWTH OF VEGETATION AROUND THIS PROPERTY NEEDS IMMEDIATE ATTENTION. THIS A REPEAT VIOLATION PER CASE NUMBERS, CE23070206, CE23060257, CE22090754 AND CE21100869. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

VIOLATIONS: 9-276(c) (3) WITHDRAWN
THERE ARE RODENTS, VERMIN AND/OR OTHER PESTS AT THIS LOCATION. THERE IS AN ACTIVE BEEHIVE ON THE EAST SIDE OF THIS PROPERTY, BEING COVERED BY OVERGROWTH OF VEGETATION.

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREES IN THE FRONT OF THIS PROPERTY HAS ENCROACHED ON THE SIDEWALK, PREVENTING PEDESTRIANS FROM WALKING FREELY UPON THE SIDEWALK.

VIOLATIONS: 18-1 COMPLIED
THERE ARE 5 ACTIVE BEEHIVES ON THE EAST, FRONT AND BACK SIDE OF THE HOME, AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Moore presented the case file into evidence and requested a fine of \$200 per day for the five days violation 18-12.(a) had been out of compliance.

Ms. Flynn found in favor of the City and imposed a fine of \$200 per day for the five days violation 18-12.(a) had been out of compliance.

Case: CE23080522

870 SW 28 ST
BATES, MARINA J E

Service was via posting at the property on 2/28/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 18-1.
THERE IS OUTDOOR STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: Sec. 24-7(b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT-OF-WAY NOT ON THE SCHEDULED DATE AND TIME.

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

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

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APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ALONG WITH AREAS WITH UNAPPROVED GRAVEL.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLE(S) PARKED ON AN UNAPPROVED SURFACE.

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: 25-4

THERE IS A VEHICLE OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE(S) ON THE PROPERTY.

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

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

Case: CE23080520

890 SW 28 ST
BATES, MARINA J E

Service was via posting at the property on 2/28/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS STAGNANT WATER IN BUCKETS, FOUNTAINS AND CONTAINERS. THIS IS A RECURRING VIOLATION. PLEASE SEE CASE CE19040441. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

VIOLATIONS: 18-4.(c)

THERE ARE DERELICT VEHICLE(S) ON THE SWALE (OR) ON THE PROPERTY. THIS IS A RECURRING VIOLATION. PLEASE SEE CASE CE22030468. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

VIOLATIONS: Sec. 24-7(b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT-OF-WAY NOT ON THE SCHEDULED DATE AND TIME.

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 ALONG WITH AREAS WITH UNAPPROVED GRAVEL.

VIOLATIONS: 24-27.(b) COMPLIED

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

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VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON AN UNAPPROVED SURFACE.

VIOLATIONS: 9-305 (a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY INCLUDING BUT NOT LIMITED TO TREE BRANCHES OBSTRUCTING THE SIDEWALK.

VIOLATIONS: 18-1
THERE IS OUTDOOR STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION. PLEASE SEE CASE CE19040441. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

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

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

Case: CE23021075

501 SE 14 ST 1-3
501 SE 14 STREET LLC

Service was via posting at the property on 2/26/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 9-304 (b) COMPLIED
THERE ARE VEHICLES/TRAILERS 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.

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

VIOLATIONS: 18-4 (c) COMPLIED
THERE IS A DERELICT VEHICLE IN FRONT YARD OF THIS PROPERTY WITH NO TAG AND A FLAT TIRE.

Officer Santos presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$150 per day, per violation.

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Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$150 per day, per violation.

Case: CE23080521

880 SW 28 ST

BATES, MARINA J E

Service was via posting at the property on 2/28/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE(S) 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 ALONG WITH AREAS WITH UNAPPROVED GRAVEL.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 18-1.

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLE(S) PARKED ON AN UNAPPROVED SURFACE.

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: 25-4 COMPLIED

THERE IS A VEHICLE OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

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

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

Case: CE23120523

1147 SEABREEZE BLVD 105

HARBOR BEACH INVESTMENT LLC

Service was via posting at the property on 2/26/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL (HEDGES) ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY (SIDEWALK). THIS IS A RECURRING VIOLATION FROM CASE CE23050040. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT

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WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

Case: CE23120581

724 NW 4 AVE 1-4

MERIDIAN PARTNERS 2 LLC

Service was via posting at the property on 2/6/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 47-20.20.(H) COMPLIED

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.

THE PARKING SPACES, LINES AND WHEEL STOPS ARE FADED AND STAINS. THIS IS A RECURRING VIOLATION REFER TO CASE CE19062044. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-19.9 COMPLIED

THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE IS A MATTRESS, SPEAKER BOX, AND OTHER ITEMS.

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 INCLUDING THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE CE19062044. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Caracas presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 47-20.20.(H) and 9-305(B) had existed as cited.

Ms. Flynn found in favor of the City that violation 47-20.20.(H) and 9-305(B) had existed as cited.

Case: CE23100805

1640 NW 25 AVE

BANKS, ROBERTA EST

Service was via posting at the property on 2/20/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 9-308(a)

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THE ROOF ON THE BACK OF THE PROPERTY APPEARS TO HAVE COLLAPSED AND IS IN DISREPAIR.

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

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

Case: CE23100935

2910 NW 26 ST
DIXON, ETHEL M

Service was via posting at the property on 2/14/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-304(b)

THE PAVED DRIVEWAY IS IN DISREPAIR AND NOT WELL GRADED. THE PAVED DRIVEWAY NEEDS TO BE REPAIRED AND RESURFACED. OBTAIN PERMITS IF NECESSARY.

VIOLATIONS: 9-306

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

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

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

Case: CE24010403

1841 NW 24 TER
BETHEL, MONATERRA CHAUNTILY

Service was via posting at the property on 2/14/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 18-4.(c)

THERE ARE DERELICT VEHICLES ON THE SWALE AND ON THE PROPERTY. A BLACK KIA WITH NO TAG, A WHITE GMC YUKON WITH NO TAG, A WHITE NISSAN WITH NO TAG AND A SILVER ACURA WITH NO TAG. THIS IS A RECURRING VIOLATION PER CASE CE23050977. THIS VIOLATION WILL BE PRESENTED AS A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION PER CASE CE23050977. THIS VIOLATION WILL BE PRESENTED AS A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE 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 ON THE LAWN DUE TO THE OCCUPANT REPEATEDLY USING THE LAWN TO PARK/STORE CARS. THIS IS A RECURRING VIOLATION PER CASE CE23050977. THIS VIOLATION WILL BE PRESENTED AS A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

VIOLATIONS: 47-34.1.A.1.

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THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. OCCUPANTS ARE USING THIS PROPERTY TO STORE VEHICLES THAT THEY HAVE PURCHASED FROM AUCTIONS. VEHICLES ARE OFTEN STORED FOR A FEW DAYS AT A TIME BEFORE THEY ARE PICKED UP AND ANOTHER BATCH IS DELIVERED.

Officer Proto presented the case file into evidence and recommended ordering compliance with 18-4.(c) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation. She also requested a finding of fact that violation 9-304(b) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance with 18-4.(c) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation. She also found in favor of the City that violation 9-304(b) had existed as cited.

Case: CE23110252

2436 CAT CAY LN
TACHER, MARIO & YELENA

Service was via posting at the property on 2/20/24 and at 1 East Broward Blvd. on 2/27/24.

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

VIOLATIONS: 47-39.A.1.b(9) (e) (2)

THERE IS A RECREATIONAL VEHICLE THAT IS PARKED OR STORED IN A LOCATION WHICH CAUSES THE RECREATIONAL VEHICLE TO VISUALLY OBSTRUCTS VEHICLE EGRESS FROM ABUTTING PROPERTIES. THIS IS A RECURRING VIOLATION PER CASE CE23090547, AND IT WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

Officer Aguilera 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.

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

Case: CE23120161

1627 NE 12 ST
COLMENAREE, ARMONDO J GARCIA HERNANDEZ, SONIA M

Service was via posting at the property on 2/20/24 and at 1 East Broward Blvd. on 2/27/24.

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

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

Case: CE23120347

1107 NE 16 CT
BROOKLYN LLC

Service was via posting at the property on 2/12/24 and at 1 East Broward Blvd. on 2/27/24.

Dominique Birge, 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

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CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION OF CASE CE23050635. 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.

Officer Birge presented the case file into evidence a and said the violation was now in compliance. She requested a finding of fact that the violation had existed as cited and a repeat violation would be fined at \$500 per day.

Ms. Flynn found in favor of the City that the violation had existed as cited and that a repeat violation would be fined at \$500 per day.

Case: CE23080768

1441 SW 32 ST
FRANJAQ PROPERTIES LLC

This case was first heard on 12/12/23 to comply by 12/22/23, 1/9/24 and 3/12/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$68,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$68,800 fine, which would continue to accrue until the property was in compliance.

Case: CE23050206

2800 DAVIE BLVD
DEFRANCO, LOUIS M

This case was first heard on 11/14/23 to comply by 12/12/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,575 and fines of \$2,200 had already been imposed. The City was requesting imposition of the \$5,575 fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,575 fine, which would continue to accrue until the property was in compliance.

Case: CE23060860

422 NW 15 TER
LANDTRUST 422 NW 15 TER CORP

This case was first heard on 12/12/23 to comply by 12/22/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,100 fine, which would continue to accrue until the property was in compliance.

Case: CE23070038

1720 NE 55 ST
CRIM, NINA

This case was first heard on 10/10/23 to comply by 12/12/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,550 fine, which would continue to accrue until the property was in compliance.

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Case: CE23010527

ORDERED TO REAPPEAR

3827 SW 12 CT 1-4
PGK INVESTMENTS LLC

This case was first heard on 9/12/23 to comply by 11/14/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,800 and the City was requesting the full fine be imposed.

Rachel Moore, Code Compliance Officer, recommended reducing fines to administrative costs of \$856.

Ms. Flynn imposed administrative costs of \$856.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on page 54 and 55 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:

CE23110316 CE24010213 E23101007

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:

CE23120588

Cases Closed

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

None

Cases Withdrawn

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

None

Cases with No Service

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

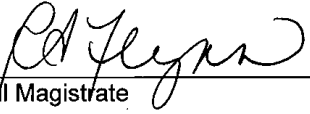
None

Respondent Non-Appearance

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

None

There being no further business, the hearing was adjourned at 1:09 P.M.


Special Magistrate

ATTEST:

CLERK, SPECIAL MAGISTRATE