



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
MARCH 28, 2024
ANNETTE CANNON PRESIDING
9:00 A.M.

Staff Present:

- Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Nadine Blue, Code Compliance Supervisor
Katrina Jordan, Code Manager
Antonio Wood, Administrative Assistant
Rhonda Hasan, Sr. Assistant City Attorney
Marco Aguilera, Code Compliance Officer
Stephanie Bass, Code Compliance Supervisor
Amy Brown, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Sr. Code Compliance Officer
Paulette DelGrosso, Code Compliance Officer
Edward Eason, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Patt Gavin, Code Compliance Officer
Manuel Garcia, Code Compliance Officer
Robert Kisarewich Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Robert Krock, Code Compliance Officer
Jeffrey Lombard, Code Compliance Officer
Jean Claude Noel, Code Compliance Officer
Bernstein Saimbert, Code Compliance Officer
Diego Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Jani Thelusma, Code Compliance Officer

Respondents and witnesses

- FC23060015: Stephen Tilbrook Esq.; Blake Stranz
CE23020904: Lauren Pleffner
CE23120136: Alan Davenport
CE24010120: Glenn Masere; Tanvir Chasdhury
CE24010648: Glenn Masere
CE23120533: Dregory Wright
CE23110239: Natacha Florial; Pierre Jackson
CE23080614: Jacqueline Beech-Stills
FC24010011: Robert Cosenza
CE23120705: Jasmin Shirley
CE23120125: Matthew Friedman
CE22110014: Cathy Lawson
CE23070974: Ryan Reznichuk
CE23031029: Angelo Fanesie
CE23110455: Lisa Newbold
CE23100526: Debra Burke
CE23060733: Jeffrey Taylor
CE23060085: Indiana Perez; Canela Sardis
CE24010138: Marie Time; Jean Petion
CE22040523: Dale Clappison
CE23100310: Ryan Knight
CE24020485: Ileana Ramos; Joe Hollingsworth
CE23010869: Herbert Davis
FC23070004: Esteban Marchese
CE23030547: Raymond Costello; Marc Costello Esq.
FC24010009: William Eakin
CE23081091: Erica Desanti Esq.
CE23010786: Andrew Schein Esq.; Richard Maestier
CE24010375: David Ocon
CE23090557: Brian Bauer
CE23100600: Susan Frances
CE23110190: Juan Ponce Deleon

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

March 28, 2024

Page 2

**Case: CE23100600**

Address: 6351 NE 20 WAY

Owner: JAEN, ELOY E JR & SUSAN FRANCES

Service was via posting at the property on 3/2/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 9-308(b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF, OVERHANGS, FASCIA BOARDS AND SOFFITS ARE DISCOLORED, STAINED AND/OR DIRTY.

VIOLATIONS: 9-304(b)

THE ASPHALT DRIVEWAY IN FRONT OF THIS PROPERTY IS NOT WELL GRADED.

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

Susan Frances said she had estimates for the roof already and requested 63 days. After the roof, they would re-do the driveway.

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

**Case: CE23120705**

Address: 720 NW 22 RD

Owner: SHIRLEY, CARMEN ANITA

Service was via posting at the property on 3/8/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS, INCLUDING THE FASCIA IS IN DISREPAIR. 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.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. ALL PARTS AND AREAS SUBJECT TO DETERIORATION SHALL BE PROPERLY MAINTAINED AND SUITABLY PROTECTED FROM THE ELEMENTS. THERE ARE CRACKS ALL ALONG THE ENTIRE PROPERTY ON THE EXTERIOR WALL CAUSING CONCERN OF STRUCTURE ISSUES.

VIOLATIONS: 18-12.(a) COMPLIED

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

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

Jasmin Shirley said they intended to demolish the property and rebuild. They already had quotes for the demolition. Stephanie Bass, Code Compliance Supervisor, requested an order to reappear for an update.

Ms. Cannon found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 5/30/24 hearing.

Special Magistrate Hearing

March 28, 2024

Page 3

**Case: CE23010786**

ORDERED TO REAPPEAR

Address: 3100 NE 32 AVE

Owner: PAKMAN INTRACOASTAL LLC

This case was first heard on 5/25/23 to comply by 6/5/23 and 7/28/23. Violations and extensions were as noted in the agenda. Fines of \$5,000 had already been imposed and would begin accruing again on 3/29/24.

Dorian Koloian, Senior Code Compliance Officer, said the respondent was scheduled for this meeting for a progress report.

Andrew Schein Esq. explained that they were in the process of removing the FPL connections, which should be done in April. He requested 63 days. Officer Koloian requested an order to reappear.

Ms. Cannon granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/30/24 hearing.

**Case: CE23020904**

Address: 201 S FORT LAUDERDALE BEACH BLVD

Owner: TRD OF FORT LAUDERDALE LLC

Service was via posting at the property on 3/13/24 and at 1 East Broward Blvd. on 3/15/24.

Dorian Koloian, Senior 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. THERE ARE OIL STAINS AND UNEVEN/MISSING SECTIONS OF ASPHALT.

VIOLATIONS: 9-305(a)

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

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.D.

THERE IS A HALF OF A DEAD TREE AND/OR STUMP ON THE PROPERTY, WHICH IS DECLARED PUBLIC NUISANCE.

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

Lauren Pleffner said they were working on compliance. She requested 28 days to present a progress report. Officer Koloian requested an order to reappear.

Ms. Cannon found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 4/25/24 hearing.

**Case: CE23060085**

Address: 1400 RIVERLAND RD

Owner: PEREZ, INDIANA

This case was first heard on 10/26/23 to comply by 11/30/23 and 1/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,900 and the City was requesting \$1,123 be imposed.

Diego Santos, Code Compliance Officer, recommended reducing the fine to administrative costs of \$1,123.

Special Magistrate Hearing

March 28, 2024

Page 4

Canela Sardis, the owner's daughter, acted as interpreter for the owner, Indianan Perez. She agreed to the fine reduction.

Ms. Cannon imposed administrative costs of \$1,123.

**Case: FC24010011**

Address: 700 SE 3 AVE COMMON

Owner: AIDS HEALTHCARE FOUNDATION INC

Service was via posting at the property on 3/12/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 1:13.2.3.1, FFPC 6th

THE STANDPIPE IS NOT BEING MAINTAINED IN AT LEAST THE SAME LEVEL OF PERFORMANCE AND PROTECTION AS DESIGNED.

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).

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

Robert Cosenza said he anticipated a proposal for repairs that day and said they could comply within 63 days.

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

**Case: CE23010869**

Address: 1621 NW 7 PL

Owner: DAVIS, HERBERT

Service was via posting at the property on 3/14/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBERS: CE19081795 AND CE21060254. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE FOR A FINDING OF FACT DUE TO THE RECURRING NATURE OF THE VIOLATION REGARDLESS IF COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-305(b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY AND ITS SWALE 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 CE21060254. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE FOR A FINDING OF FACT DUE TO THE RECURRING NATURE OF THE VIOLATION REGARDLESS IF COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-308(b) COMPLIED

THERE IS A BLUE TARP WITH SANDBAGS COVERING THE ROOF WHICH IS NOT PERMANENT.

VIOLATIONS: 18-12.(a) COMPLIED

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

Special Magistrate Hearing

March 28, 2024

Page 5

VIOLATIONS: 18-4.(c) COMPLIED  
THERE ARE TWO DERELICT VEHICLES ON THE PROPERTY. A GRAY VW JETTA WITHOUT A VALID LICENSE PLATE AND A BURGUNDY CLASSIC GM VEHICLE WITH A NEW JERSEY LICENSE CPL 78N WITHOUT A VALID DECAL.

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATE IS BROKEN AND THE FENCE IS BENT IN THE ENTRANCE AND IT IS LEANING TOWARDS THE GROUND.

VIOLATIONS: 9-306~ COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND OTHER AREAS OF THE EXTERIOR ARE DIRTY, HAVE STAINS AND MISSING, PEELING PAINT.

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

Herbert Davis said the debris on the swale was from passersby littering.

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

**Case: FC23060015** ORDERED TO REAPPEAR

Address: 17 S FTL BEACH BLVD  
Owner: THOR GALLERY AT BEACH PLACE LLC  
%RYAN LLC - DIVINA TAVERAS

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

Robert Kisarewich, Fire Safety Captain, described the owners progress since the last hearing and he would not object to a 91-day extension with an order to reappear. He stated they had already filed a notice of commencement for the large areas of fire sprinklers that was being replaced.

Stephen Tilbrook Esq. requested 91 days.

Ms. Cannon granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/27/24 hearing.

**Case: CE23120533**

Address: 607 NW 15 TER  
Owner: WRIGHT, DREGORY B H/E; WRIGHT, WILLILS B ET AL

Service was via posting at the property on 3/6/24 and at 1 East Broward Blvd. on 3/15/24.

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

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

VIOLATIONS: 9-305(a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

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

Special Magistrate Hearing

March 28, 2024

Page 6

Dregory Wright requested 45 days because he was doing the work himself.

Ms. Cannon found in favor of the City and ordered compliance within 45 days or a fine of \$100 per day.

**Case: CE23100310**

Address: 1470 SW 21 TER

Owner: KNIGHT, RYAN

Service was via posting at the property on 3/13/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 47-34.4.B.1. COMPLIED

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE AT THIS PROPERTY. A WHITE COMMERCIAL PUMP TRUCK PARKED BEHIND THE FENCE.

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A COMMERCIAL PUMP TRUCK AND AIR BOAT PARKED ON THE GRASS.

VIOLATIONS: 18-1.

THERE ARE ITEMS BEING STORE OUTSIDE AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO: BOAT BUOY, WATER HEATER, AIR BOAT, METAL CRATES AND OTHER MISCELLANEOUS ITEMS 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: 47-19.2.HH.II.1 WITHDRAWN

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 OF THE PROPERTY AND IN THE BACKYARD.

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) COMPLIED

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE IS LEANING TOWARDS THE SIDE.

VIOLATIONS: 47-19.2.HH.II.2

THERE ARE PORTABLE STORAGE UNITS PLACED IN THE REAR OF THIS PROPERTY WITHOUT A PERMIT.

Officer Santos presented the case file into evidence and recommended ordering compliance with 9-304(B) and 18-1. within 10 days, with 9-305(b), 9-306 and 47-19.2.HH.II.2 within 28 days or a fine of \$50 per day, per violation. He also requested an order to reappear.

Ryan Knight requested 63 days. He said he had a permit for the outside repairs.

Ms. Cannon found in favor of the City and ordered compliance with 9-304(b) and 18-1. within 10 days, with 9-305(b) and 47-19.2.HH.II.2 within 28 days and with 9-306 within 63 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 4/25/24 hearing.

Special Magistrate Hearing

March 28, 2024

Page 7

**Case: CE23110239**

Address: 638 NW 22 RD

Owner: FLORIAL, NATACHA; PIERRE, JACKSON

Service was via posting at the property on 3/14/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 9-280(b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE EXTERIOR PORCH IS IN DESPAIR AND FALLING APART.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS 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. IT HAS BROKEN AND DISCONNECTED PARTS.

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

Bovary Exantus, Code Compliance Officer, acted as interpreter for the owners Natacha Florial and Pierre Jackson. Ms. Florial requested 63 days for the fence.

Ms. Cannon found in favor of the City and ordered compliance with 9-280(h)(1) within 63 days and the remaining violations within 28 days or a fine of \$50 per day, per violation.

**Case: CE23081091**

Address: 3070 NE 43 ST

Owner: RASHID, OMAR M

This case was first heard on 1/25/24 to comply by 2/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,700 and the City was requesting the full fine be imposed.

Jani Thelusma, Code Compliance Officer, recommended imposition of the fine.

Erica Desanti Esq., the owner's attorney, described the owner's efforts to comply and requested a fine reduction.

Ms. Cannon imposed the \$2,700 fine.

**Case: CE23060733**

ORDERED TO REAPPEAR

Address: 1343 NW 13 AVE

Owner: 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.

Jeffrey Taylor said his mother had been in and out of the hospital and he had taken ownership of her home. He described work he had already done and requested 91 days. Katrina Jordan, Code Manager, suggested 91 days and requested an order to reappear.

Special Magistrate Hearing

March 28, 2024

Page 8

Ms. Cannon granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/27/24 hearing.

**Case: CE23080614**

Address: 641 NW 14 AVE

Owner: OASIS OF HOPE COMMUNITY DEVELOPMENT CORP INC

This case was first heard on 1/25/24 to comply by 2/4/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Guy Seiderman, Code Compliance Officer, recommended imposition of the fine.

Jacqueline Beech-Stills said this was a City CRA project and the plans for new construction were not completed yet. She had applied for a fence permit and they had secured the property. She requested 45 more days to get the fence permit.

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

**Case: FC24010009**

Address: 2900 E OAKLAND PARK BLVD

Owner: L.A.I., INC

Service was via posting at the property on 3/13/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: MO Sec. 13-58 (b) COMPLIED

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: 1:13.2.3.1, FFPC 6th

THE STANDPIPE IS NOT BEING MAINTAINED IN AT LEAST THE SAME LEVEL OF PERFORMANCE AND PROTECTION AS DESIGNED.

VIOLATIONS: NFPA 101:7.2.1.6.2, COMPLIED

ACCESS-CONTROLLED DOORS DO NOT MEET NFPA 101:7.2.1.6.2.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day and requested an order to reappear.

William Eakin agreed to comply.

Ms. Cannon found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day and ordered the respondent to attend the 5/30/24 hearing.

**Case: CE24010120**

Address: 427 W SUNRISE BLVD

Owner: CITYFLATS LLC

Service was via posting at the property on 3/15/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION OF CASE CE21090523 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER IN COMPLIANCE OR NOT.

VIOLATIONS: 47-20.20.(H) COMPLIED

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS B-1 ZONED PROPERTY.



Special Magistrate Hearing

March 28, 2024

Page 9

THE PARKING AREA WAS OBSERVED TO HAVE BROKEN WHEEL STOPS AND BROKEN CURBS.

VIOLATIONS: 47-19.4.D.1. COMPLIED

THE PROPERTY DOES NOT HAVE A DUMPSTER ENCLOSURE ON SITE AS REQUIRED UNDER SECTION 47-19.4.D.1 OF THE CITY OF FORT LAUDERDALE'S CODE OF ORDINANCES.

VIOLATIONS: 47-19.4.b.1. COMPLIED

THERE IS A 3 YARD DUMPSTER THAT IS NOT PROPERLY STORED AT THIS B-1 ZONED PROPERTY. THE DUMPSTER WAS OBSERVED EXPOSED AND STORED OUTSIDE IN THE PARKING LOT OF THE PROPERTY AND NOT IN A DUMPSTER ENCLOSURE AS REQUIRED BY SECTION 47-19.4.D.1. THIS IS A REPEAT VIOLATION OF CASE CE21090523 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER IN COMPLIANCE OR NOT.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 47-22.9. COMPLIED

THERE IS A SIGN ATTACHED TO A TREE AT THIS B-1 ZONED PROPERTY. THE SIGN WAS ERECTED WITHOUT FIRST OBTAINING A PERMIT.

Officer Garcia presented the case file into evidence and said the violations were now in compliance. He requested a fine of \$100 per day for the five days 18-12.(a) was out of compliance and a fine of \$100 per day for the eight days 47-19.4.b.1. was out of compliance, a total of \$1,300.

Glenn Masere said the tenant was responsible for the violations.

Tanvir Chasdhury, tenant, said homeless people were responsible for the debris on the property.

Ms. Cannon found in favor of the City and imposed a total fine of \$650.

**Case: CE24010648**

Address: 1428 NE 2 AVE

Owner: MAXHAUS LLC

Service was via posting at the property on 3/15/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 47-20.20.(H) COMPLIED

THE PARKING AREA AT THIS RDS-15 ZONED PROPERTY IS IN NEED OF MAINTENANCE. THE GRAVEL AREA AT THIS PROPERTY WAS FOUND UNEVEN AND UNGRADED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT HAVE WEEDS. THE PARKING STRIPES ARE 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. THIS IS A REPEAT VIOLATION AS PER CASE CE21090803 AND CE23080058. FINES WILL ACCRUE FROM THE DATE THE VIOLATION WAS OBSERVED UNTIL ITS BROUGHT INTO COMPLIANCE.

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

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE WOOD FENCE THAT HAVE BROKEN SLOTS. THIS IS A REPEAT VIOLATION AS PER CASE CE21090803 AND CE23080058. FINES WILL ACCRUE FROM THE DATE THE VIOLATION WAS OBSERVED UNTIL ITS BROUGHT INTO COMPLIANCE.

VIOLATIONS: 18-4.(c) COMPLIED

Special Magistrate Hearing

March 28, 2024

Page 10

THERE ARE DERELICT VEHICLES ON THE PROPERTY. THE VEHICLES WERE FOUND IN DERELICT CONDITIONS AS PER THE DEFINITION OF SECTION 18-3 DUE TO FLAT TIRES AND MISSING OR EXPIRED REGISTRATION.

Officer Garcia presented the case file into evidence and said the violations were now in compliance. He requested a fine of \$100 per day for the 21 days 9-305(b) was out of compliance and a fine of \$100 per day for the 21 days 9-280(h) (1) was out of compliance a total of \$4,200. Stephanie Bass, Code Compliance Supervisor, said the property was a repeat violator and the City stood firm in requesting the full fines.

Glenn Masere he said the fence violation was against a different property that they owned so it should not be a repeat violation. Stephanie Bass, Code Compliance Supervisor, said the City considered the same violation on a property with the same owner to be a repeat violation. Ms. Cannon heard other cases while she reviewed that.

Upon returning to the case, Katrina Jordan, Code Manager, said both violations were repeat violation because the other property was also owned by Maxhaus LLC.

Ms. Cannon found in favor of the City and imposed a fine of \$100 per day for the 21 days 9-305(b) was out of compliance and a fine of \$100 per day for the 21 days 9-280(h) (1) was out of compliance, a total of \$4,200.

**Case: CE23070974**

Address: 1011 SW 8 ST  
Owner: REZNICHEK, RYAN

Service was via posting at the property on 3/6/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY (OUTDOOR STORAGE OF COMMERCIAL EQUIPMENT).

VIOLATIONS: 9-308(b)  
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THIS IS A RECURRING VIOLATION FROM CASE CE-20010904. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET 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 IN THE FRONT YARD.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

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

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

Ryan Reznichuk said he had lawsuits against two companies that had done work on the property. He descried work that was completed and in process. He stated he could not afford to do all of the work until he recovered funds from the lawsuits, which he anticipated would be in the summer.

Ms. Cannon found in favor of the City and ordered compliance with 9-308(b) and 9-305(b) within 28 days and with the remaining violations within 154 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 8/29/24 hearing.

Special Magistrate Hearing

March 28, 2024

Page 11

**Case: CE24020485**

CITATION APPEAL

Address: 1517 NE 17 TER

Owner: HAPPY SEAHORSE LLC

The property was cited on 2/18/24 to be complied by 2/18/24. The property was in compliance, there were immediate fines totaling \$1,000 and the City was requesting the full fine.

Robert Krock, Code Compliance Officer, said the fines resulted from parking, noise, and response time citations. He played a video from the incident.

Ileana Ramos said the neighbor had complained about the property several times and she thought he was pressuring the City to impose fines. She said she had her own video from the night in question and the noise did not seem excessive. She requested a fine reduction. She said the vehicles in the photo could belong to people at other homes on the street.

Joe Hollingsworth, neighborhood said this was "one instance in five years of agony and constant disruption." He described incidents at the property over the years. Katrina Jordan, Code Manager, said the City would review the case for possible suspension of the rental certificate.

Ms. Flynn denied the appeal and imposed the \$1,000 fine.

**Case: CE22040523**

Address: 1470 N DIXIE HWY

Owner: 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 3/29/24.

Bernstein Saimbert, Code Compliance Officer, did not recommend an extension, so fines would begin to accrue on 3/29/24.

Dale Clappison reported on their progress and did not request an extension.

Ms. Cannon did not grant an extension, so fines would begin to accrue on 3/29/24.

**Case: CE24010138**

Address: 1450 NW 21 ST 1-2

Owner: TIME, MARIE T

Service was via posting at the property on 3/9/24 and at 1 East Broward Blvd. on 3/15/24.

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

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: 9-304 (b)

THE PARKING LOT IS IN DISREPAIR. THERE ARE CRACKS, HOLES IN THE PARKING LOT AND THE BLACKTOP IS FADED.

VIOLATIONS: 18-4. (c)

THERE ARE MULTIPLE DERELICT VEHICLES PARKED/STORED ON THIS PROPERTY. A SILVER TOYOTA WRECKED IN AN ACCIDENT, WITH FLAT TIRES, A BLACK NISSAN WITH FLAT TIRES, AND A SILVER TOYOTA RAV4 WITH NO TAG.

Special Magistrate Hearing

March 28, 2024

Page 12

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

Jani Thelusma, Code Compliance Officer, acted as interpreter for the owner, Marie Time. Ms. Time indicated she had already painted the house and Officer Exantus said he must reinspect. He reminded her that the cracks in the driveway must be filled in. Ms. Time requested additional time for the driveway. Stephanie Bass, Code Compliance Supervisor, recommended 63 days or a fine of \$50 per day, per violation.

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

**Case: CE22110014**

REQUEST FOR EXTENSION

Address: 966 NW 17 AVE

Owner: LAWSON, CATHY ANNETTE & RAYMOND L

This case was first heard on 9/28/23 to comply by 10/8/23 and 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$625 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Guy Seiderman, Code Compliance Officer, said the owner was requesting another inspection.

Cathy Lawson said they City was repairing her roof and there had been delays. Katrina Jordan, Code Manager, said Ms. Lawson was working with the City's HCD Division, which provided funding to make repairs. She stated the City contractors were being hindered by outside storage on the property. She recommended a 63-day extension.

Ms. Cannon granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/30/24 hearing.

**Case: FC23070004**

Address: 2196 NE 56 ST

Owner: EMAL LLC

This case was first heard on 10/26/23 to comply by 11/23/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,800 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, acted as interpreter for the owner, Esteban Marchese. Mr. Marchese described his efforts to comply and indicated he had complied the violations on time. He discussed the fact that he had not received notice initially because his address was incorrect with the Broward County Property Appraiser.

Robert Kisarewich, Fire Safety Captain, recommended reducing the fines. He requested there be emergency contact number posted at the property.

Ms. Cannon imposed a fine of \$2,500 for the time the property was out of compliance.

**Case: CE23100526**

Address: 1332 NE 2 AVE

Owner: BURKE, DEBRA L

Service was via posting at the property on 3/16/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-305(b)

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

Special Magistrate Hearing

March 28, 2024

Page 13

APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER TO INCLUDE THE SWALE.

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT.

VIOLATIONS: 9-306

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

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

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE IN THE CARPORT OF ITEMS INCLUDING, BUT NOT LIMITED TO BOXES, AND OTHER VARIOUS 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.

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

Debra Burke requested more than 28 days.

Ms. Cannon found in favor of the City and ordered compliance with 9-305(b) and 18-1. Within 28 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 4/25/24 hearing.

**Case: CE24010375**

CITATION

Address: 4008 NE 21 AVE

Owner: KUWARSINGH, RACINE; OCON, DAVID

This case was cited on 1/11/24 to comply by 1/11/24. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$450 and the City was requesting the full fine be imposed. No appeal had been received.

Stephanie Bass, Code Compliance Supervisor, said three Live Oak trees had been removed without a permit. The owner had applied for the permit but the City was recommended imposition of the fine because this was an irreparable, irreversible violation.

David Ocon said the fine had already been paid.

**Case: CE24010375**

Address: 4008 NE 21 AVE

Owner: KUWARSINGH, RACINE; OCON, DAVID

Service was via posting at the property on 3/13/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLE/TRAILERS PARKED ON THE GRASS/LAWN AREA.

Special Magistrate Hearing

March 28, 2024

Page 14

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 18-1.

THERE IS AN ACCUMULATION OF TRASH AND DEBRIS 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 Thelusma presented the case file into evidence and recommended ordering compliance with 18-1. Within 10 days and with 9-305(b) within 28 days or a fine of \$100 per day, per violation.

David Ocon said they already had the materials for the landscaping on the property; these materials were not trash. He requested more than 28 days because the irrigation needed repairs. Officer Thelusma requested Mr. Ocon move the pallets of landscaping material out of street view.

Ms. Cannon found in favor of the City and ordered compliance with 18-1. Within 10 days and with 9-305(b) within 28 days or a fine of \$100 per day, per violation.

**Case: CE23120136**

Address: 208 NE 16 CT

Owner: DAVENPORT, ALAN

Service was via posting at the property on 3/11/24 and at 1 East Broward Blvd. on 3/15/24.

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

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

THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCE WHICH CONSTITUTE A REQUEST FOR 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE23120065 (NOISE, PARKING, AND OCCUPANCY).

Officer Champagne presented the case file into evidence and recommended suspending the vacation rental certificate for 180 days.

Alan Davenport requested reinspection and requested proof of the parking and noise violations.

Ms. Hasan stated the cases for which the suspension were being sought had been heard already and there had been no appeal. Mr. Davenport requested the suspension start on May 1 because he intended to move in then and Katrina Jordan, Code Manager, recommended starting the suspension in 15 days.

Ms. Cannon found in favor of the City and suspended the vacation rental certificate for 180 days, effective 4/8/24.

**Case: CE23110190**

Address: 6801 NW 26 TER

Owner: PONCE DE LEON, JUAN RODOLFO

Service was via posting at the property on 3/2/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA IN THE FRONT OF THE PROPERTY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22080648. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

Special Magistrate Hearing

March 28, 2024

Page 15

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 FRONT OF PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22080648.

THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

Officer Thelusma presented the case file into evidence and recommended ordering compliance with 9-304(b) within 10 days and with 9-305(b) within 28 days or a fine of \$100 per day, per violation.

Juan Ponce Deleon sad most of the cars were already gone.

Ms. Cannon found in favor of the City and ordered compliance with 9-304(b) within 10 days and with 9-305(b) within 28 days or a fine of \$100 per day, per violation.

**Case: CE23090557**

Address: 4701 NE 21 AVE 1-5

Owner: 4701 NE 21ST AVENUE LLC

Service was via posting at the property on 3/13/24 and at 1 East Broward Blvd. on 3/15/24.

Jani Thelusma, 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: 9-308(b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS NOT MAINTAINED IN A CLEAN CONDITION.

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG THE WEST SIDE OF THE PROPERTY IN THE ALLEYWAY ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE LANDSCAPE MATERIAL IS OBSTRUCTING THE STOP SIGN FROM THE ALLEYWAY ON TO NE 48 ST.

VIOLATIONS: 47-20.20.H

THE PARKING FACILITIES ARE NOT BEING PROPERLY MAINTAINED AND MAY CREATE A HAZARD OR NUISANCE. THERE ARE TWO WHEEL STOPS THAT ARE BROKEN AND HAVE EXPOSED IRON RODS.

VIOLATIONS: 9-280(h)(1)

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

Officer Thelusma presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 9-305(a) within 10 days and with the remaining violations within 28 days or a fine of \$200 per day, per violation.

Brian Bauer requested 30 days for all violations. Stephanie Bass, Code Compliance Supervisor, recommended 10 days for 18-12.(a) and 28 days for the remainder of the violations. Mr. Bauer said he had landscapers doing the work and reiterated his request for 28 days.

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

**Case: CE23030547**

ORDERED TO REAPPEAR

Address: 2218 NE 17 CT

Owner: COSTELLO, RAYMOND; COSTELLO, CAROL

**Special Magistrate Hearing**

**March 28, 2024**

**Page 16**

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, and fines had accrued to \$5,600.

Stephanie Bass, Code Compliance Supervisor, said the property managers had informed her there was a delay in obtaining the permit due to the Army Corps of Engineers, and this must be done before the City permit application could be submitted. She recommended a 63-day extension requested an order to reappear.

Marc Costello Esq. agreed to the extension.

Ms. Cannon granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/30/24 hearing.

Ms. Cannon took a brief recess.

**Case: CE23031029**

Address: 1212 NW 15 ST

Owner: FANESIE, ANGELO

This case was first heard on 8/31/23 to comply by 10/26/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Angelo Fanesie said the property was fire damaged. They were awaiting the floor plans and needed to address some comments from the City on the permit application. He requested additional time. Stephanie Bass, Code Compliance Supervisor recommended a 91-day extension.

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

**Case: FC24010004**

Address: 820 SW 29 ST

Owner: STEVEN SKOPP

Service was via posting at the property on 3/12/24 and at 1 East Broward Blvd. on 3/15/24.

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: FC24010006**

Address: 101 SE 26 ST

Owner: 101 - 105 SE 26TH STREET LLC

Service was via posting at the property on 3/12/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: MO Sec. 9-313, 4/21/ COMPLIED

ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

VIOLATIONS: 1:1.7.7.2, FFPC 6th

THERE IS STORAGE IN THE ELECTRIC METER ROOM.



Special Magistrate Hearing

March 28, 2024

Page 17

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: FC24010007**

Address: 105 SE 26 ST

Owner: 101 - 105 SE 26TH STREET LLC

Service was via posting at the property on 3/12/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 1:14.4.1, FFPC 6th e

THE PATH OF EGRESS IS OBSTRUCTED/BLOCKED.

VIOLATIONS: 1:1.7.7.2, FFPC 6th

THERE IS STORAGE IN THE ELECTRIC METER ROOM.

Captain Kisarewich 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: FC24010023**

Address: 1044 NE 8 AVE

Owner: SIMON FLL LLC

Service was via posting at the property on 3/13/24 and at 1 East Broward Blvd. on 3/15/24.

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: CE23120125**

Address: 901 CORDOVA RD

Owner: FRIEDMAN, MATTHEW & KATHERYN A B

Service was via posting at the property on 3/6/24 and at 1 East Broward Blvd. on 3/15/24.

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 by pulling a permit or the City Commission could revoke the dock permit.

Ms. Cannon found in favor of the City and ordered the respondent to pull a permit within 91 days.

Special Magistrate Hearing

March 28, 2024

Page 18

**Case: CE23030497**

Address: 2530 E OAKLAND PARK BLVD

Owner: SOUTHERN BELL TEL & TEL CO; TAX ADMIN OFF % BELL SOUTH CORP

Service was via posting at the property on 3/18/24 and at 1 East Broward Blvd. on 3/15/24.

Jani Thelusma, 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 PER CASES CE22080606, CE21010200, CE22010204 AND CE22040424. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THIS IS A RECURRING VIOLATION SEE CASE CE21020223. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 47-19.4.b.1.

THERE IS A 2 YARD DUMPSTER IN THE PARKING SPACES. THIS IS A RECURRING VIOLATION PER CASE CE22010204. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

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

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

**Case: CE24020238**

Address: 800 SW 4 CT

Owner: SMITH, RICHARD DANIEL

Service was via posting at the property on 3/8/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 9-304(b)

THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION FROM CASE CE22090605. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

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

**Case: CE23090695**

Address: 700 SW 4 PL

Owner: JORDAN, SCOTT ERIC; MYERS, ERIN MARY

Service was via posting at the property on 3/6/24 and at 1 East Broward Blvd. on 3/15/24.

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

Special Magistrate Hearing

March 28, 2024

Page 19

VIOLATIONS: Sec. 8-91.(c)

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

Officer Eason presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day.

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

**Case: CE23110729**

Address: 729 SW 2 CT

Owner: SP FLORIDA LLC

Service was via posting at the property on 3/2/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 47-19.4.D.1.

THIS MULTI-FAMILY PROPERTY (WITH MORE THAN 3 UNITS) DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS REQUIRED BY THE ULDR.

Officer Eason presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$150 per day.

Ms. Cannon found in favor of the City and ordered compliance within 63 days or a fine of \$150 per day.

**Case: CE23110508**

Address: 1033 NE 9 AVE 1-3

Owner: AYANDEH LLC; NEW ENKAR LLC

Service was via posting at the property on 3/2/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 9-280(C) COMPLIED

THERE ARE PAVERS USED AS A WALKING SURFACE (NEAR FRONT STAIRS) THAT ARE BROKEN OR MISALIGNED. THERE ARE PAVERS TO THE RIGHT OF THE BUILDING (NEAR GATE) THAT ARE MISALIGNED.

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. THE AISLES ALONG THE PARKING LOT ON BOTH SIDES ARE MISSING LANDSCAPING. THE FRONT AREAS OF THE BUILDING ALSO HAVE MISSING LANDSCAPING AND AN ARRAY OF UNKEPT POTTED PLANTS, BUCKETS, ETC., CREATING AN UNTIDY APPEARANCE.

VIOLATIONS: 47-20.20.(H) COMPLIED

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE AREAS OF BROKEN/UNEVEN PAVEMENT.

Officer DelGrosso 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

March 28, 2024

Page 20

**Case: CE24010111**

STIPULATED AGREEMENT

Address: 301 W SUNRISE BLVD

Owner: DAKOTA HOLDINGS GROUP LLC

VIOLATIONS: 47-19.5.D.5. COMPLIED

THERE IS A BUFFER WALL ON THE PROPERTY THAT NEEDS REPAIR. THERE ARE AREAS OF THE BUFFER WALL THAT WERE OBSERVED BROKEN AND MISSING SLOTS. IN ADDITION, AREAS OF THE BUFFER WALL WERE OBSERVED LEANING AND UNEVEN.

VIOLATIONS: 47-19.4.D.8. COMPLIED

THE DUMPSTER ENCLOSURE AT THIS PROPERTY REQUIRES MAINTENANCE. THE DUMPSTER ENCLOSURE WAS OBSERVED TO BE IN A STATE OF COMPLETE DISREPAIR. THE DUMPSTER ENCLOSURE WAS OBSERVED UNSECURED WITH BROKEN DOORS AND MISSING SLOTS.

VIOLATIONS: 47-20.20.(H) 63 DAYS @ \$100

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITIES ON THE PROPERTY WERE FOUND IN DISREPAIR. THE PARKING STRIPES NEEDS TO BE REPAINTED AND THERE ARE BROKEN CURBS THAT NEED TO BE REPAIRED.

VIOLATIONS: 9-308(a) COMPLIED

THE ROOF AT THIS PROPERTY WAS OBSERVED IN DISREPAIR. THE NORTHWEST CORNER OF THE BUILDING'S ROOF WAS OBSERVED DAMAGED AND NOT WEATHERTIGHT.

The City had a stipulated agreement with the owner to comply within 63 days or a fine of \$100 per day.

Ms. Cannon found in favor of the City, approved the stipulated agreement and ordered compliance within 63 days or a fine of \$100 per day would begin to accrue.

**Case: CE24010115**

Address: 301 W SUNRISE BLVD

Owner: DAKOTA HOLDINGS GROUP LLC

Service was via posting at 1 East Broward Blvd. on 3/15/24.

VIOLATIONS: 47-19.5.D.5. COMPLIED

THERE IS A BUFFER WALL ON THE PROPERTY THAT NEEDS REPAIR. THERE ARE AREAS OF THE BUFFER WALL THAT WERE OBSERVED BROKEN AND MISSING SLOTS. IN ADDITION, AREAS OF THE BUFFER WALL WERE OBSERVED LEANING AND UNEVEN.

VIOLATIONS: 47-20.20.(H) 63 DAYS @ \$100

THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY ON THE PROPERTY WAS FOUND IN DISREPAIR. THERE ARE BROKEN CURBS THAT NEED TO BE REPAIRED.

VIOLATIONS: 9-308(a) COMPLIED

THE ROOF AT THIS PROPERTY WAS OBSERVED IN DISREPAIR. THE EXTERIOR ROOF INCLUDING THE FASCIA OF THE ROOF WAS OBSERVED WITH SIGNS OF DETERIORATION AND IN NEED OF MAINTENANCE. PORTIONS OF THE ROOF WERE OBSERVED BROKEN.

The City had a stipulated agreement with the owner to comply within 63 days or a fine of \$100 per day.

Ms. Cannon found in favor of the City, approved the stipulated agreement and ordered compliance within 63 days or a fine of \$100 per day would begin to accrue.

Special Magistrate Hearing

March 28, 2024

Page 21

**Case: CE24010447**

STIPULATED AGREEMENT

Address: 1016 NW 6 AVE

Owner: ESTEVEZ ELITE MULTI-SERVICES LLC

Service was via posting at 1 East Broward Blvd. on 3/15/24.

VIOLATIONS: 47-20.20.(H) 63 DAYS @ \$100

THE PARKING AREA AT THIS RD-15 ZONED PROPERTY IS IN COMPLETE DISREPAIR. THERE ARE AREAS OF THE PARKING AREA THAT ARE UNEVEN WITH POTHOLES AND CRACKS.

VIOLATIONS: 9-305(b) 63 DAYS @ \$100

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 63 DAYS @ \$100

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

VIOLATIONS: 9-363 10 DAYS @ \$100

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

The City had a stipulated agreement with the owner to comply 9-363 within 10 and the remaining violations within 63 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City, approved the stipulated agreement and ordered compliance with 9-363 within 10 and the remaining violations within 63 days or a fine of \$100 per day, per violation would begin to accrue.

**Case: CE24010477**

Address: 1237 NE 4 AVE

Owner: 1237 CHURCH OF LIGHT LLC

Service was via posting at the property on 3/15/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 18-1. WITHDRAWN

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION OF CASE CE23050416 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER IN COMPLIANCE OR NOT.

VIOLATIONS: 47-19.5.E.7. COMPLIED

THE CHAIN-LINK FENCE AT THIS PROPERTY WAS OBSERVED IN DISREPAIR. THE FENCE WAS OBSERVED FALLEN WITHOUT SUPPORT, PORTIONS OF THE SCREENS HAVE BEEN RIPPED AND ARE MISSING. THIS IS A REPEAT VIOLATION OF CASE CE23050416 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER IN COMPLIANCE OR NOT.

VIOLATIONS: 25-7(a) COMPLIED

THERE IS A FALLEN FENCE OBSTRUCTING THE SAFE PASSAGE OF PEDESTRIANS AND VEHICULAR TRAFFIC.

Officer Garcia presented the case file into evidence and said the violations were now in compliance. He requested a fine of \$100 per day for the six days 18-12.(a) was out of compliance and a fine of \$100 per day for the 12 days 47-19.5.E.7. was out of compliance, a total of \$1,800.

Special Magistrate Hearing

March 28, 2024

Page 22

Ms. Cannon found in favor of the City and imposed a fine of \$100 per day for the six days 18-12.(a) was out of compliance and a fine of \$100 per day for the 12 days 47-19.5.E.7. was out of compliance, a total of \$1,800.

**Case: CE23100656**

Address: 816 NW 19 AVE

Owner: RANDELL, EDDIE EST

Service was via posting at the property on 3/14/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ON ITS SWALE.  
THERE IS TRASH ON THE SWALE IN FRONT OF THE HOUSE NEAR THE FENCE.

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. OBSERVED MISSING GROUND COVER ON THE SWALE AND LEFT SIDE OF THE DRIVEWAY.

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

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

**Case: CE23100740**

Address: 720 NW 15 TER

Owner: MCBRIDE, PRECIOUS NICOLE MARTIN, SAMUEL LEE JR

Service was via posting at the property on 3/14/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 47-34.4.B.1. COMPLIED

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AT THIS LOCATION.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS ON THE FRONT PORCH OF THIS 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.

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

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

**Case: CE23110634**

Address: 718 NW 15 TER

Owner: MATHIEU, STEPHANIE; VIEUX, FERNANDE

Service was via posting at the property on 3/14/24 and at 1 East Broward Blvd. on 3/15/24.

Guy Seiderman, 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. THERE IS MISSING

Special Magistrate Hearing

March 28, 2024

Page 23

GROUND COVER IN THE FRONT YARD.

VIOLATIONS: 9-304 (b)

THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. A SILVER 4 DOOR VEHICLE PARKED ON THE PROPERTY/SWALE. THE DRIVEWAY HAS GRASS GROWING THROUGH THE ROCKS.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH AND RUBBISH ON THIS PROPERTY AND/OR ITS SWALE AND IN THE FRONT YARD.

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

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

**Case: CE23120042**

Address: 2234 NW 7 ST

Owner: JONES, PETER

Service was via posting at the property on 3/14/24 and at 1 East Broward Blvd. on 3/15/24.

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

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT HAS BENT AND DISCONNECTED PARTS.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-305(b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE AND PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER (CE22080580). 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: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER (CE22080580). THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

**Case: CE23120439**

Address: 1430 NW 7 ST

Owner: HERNANDEZ, REBECA

Service was via posting at the property on 3/14/24 and at 1 East Broward Blvd. on 3/15/24.

Special Magistrate Hearing

March 28, 2024

Page 24

Guy Seiderman, 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. IT IS LEANING AND HAS DISCONNECTED PARTS.

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) WITHDRAWN

THE GRAVEL OR PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THE GRAVEL IS WORN AND THERE IS GRASS GROWING THROUGH IT.

VIOLATIONS: 24-27.(b) COMPLIED

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

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

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

**Case: CE23080622**

Address: 637 NW 14 AVE

Owner: GRANT, MAXINE BELLAMY; THOMAS, ANDREA BELLAMY ETAL

Service was via posting at the property on 3/14/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 47-21.9.M.

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

VIOLATIONS: 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 ARE CHAIRS, TABLES, A LARGE TARP AND OTHER MISCELLANEOUS ITEMS ARE BEING STORED ON THIS VACANT LOT.

THIS IS A NON-PERMITTED USE IN A RC-15 ZONED PROPERTY PER ULDR REGULATIONS.

Officer Seiderman 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: CE23110455**

Address: 1222 NW 4 AVE

Owner: NEWBOLD, LISA

Service was via posting at the property on 3/15/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 9-304(b) COMPLIED

THE CONCRETE DRIVEWAY IS STAINED WITH BLACK SUBSTANCE AND THE GRAVEL APPROACH TO THE DRIVEWAY IS WORN AND GRASS IS GROWING THROUGH IT.



Special Magistrate Hearing

March 28, 2024

Page 25

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE NOT MAINTAINED. THE DRIP EDGE ALONG THE ROOF LINE ON THE NORTH SIDE OF THE BUILDING IS COVERED WITH A BLACK MILDEW LIKE SUBSTANCE AS WELL AS VEGETATION.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE RUST STAINS.

VIOLATIONS: 24-27. (b) COMPLIED

THERE ARE WASTE CONTAINERS BEING STORED IN AN UNAPPROVED LOCATION.

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

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

**Case: CE23120011**

Address: 1720 NW 28 AVE

Owner: HD 902 LLC

Service was via posting at the property on 3/2/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 18-11. (a) COMPLIED

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.

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 AND IN THE REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION PER CASE CE23030523. THIS VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A FINDING OF FACT REGARDLESS OF COMPLIANCE.

VIOLATIONS: 9-278 (e) COMPLIED

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

VIOLATIONS: 9-306 COMPLIED

THE HURRICANE SHUTTERS ARE DIRTY AND STAINED WITH A BLACK MILDEW LIKE SUBSTANCE.

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

Ms. Cannon found in favor of the City that violation 9-305(b) had existed as cited.

**Case: CE24020054**

Address: 2630 SUGARLOAF LN

Owner: CAAMANO, CARMEN

Service was via posting at the property on 3/6/24 and at 1 East Broward Blvd. on 3/15/24.

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

Special Magistrate Hearing

March 28, 2024

Page 26

VIOLATIONS: 9-304 (b) COMPLIED  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION PER CASE CE23080810. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE HEARING.

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A TRAILER WITH NO LICENSE PLATE STORED ON THE DRIVEWAY. THIS IS A RECURRING VIOLATION PER CASE CE23080810. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE HEARING.

VIOLATIONS: 47-19.1.D. COMPLIED  
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 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Aguilera presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 9-304(b) and 18-4.(c) had existed as cited.

Ms. Cannon found in favor of the City that violations 9-304(b) and 18-4.(c) had existed as cited.

**Case: CE23120395**

Address: 1050 NW 6 ST 4

Owner: 1050 NW 6TH STREET LLC

Service was via posting at the property on 3/6/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 9-304 (b) COMPLIED  
THERE ARE VEHICLES PARKING ON THE GRASS/LAWN AREA ON THE REAR OF THE BUILDING.

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 AT THE REAR OF THE BUILDING WHERE THE VEHICLES PARK.

VIOLATIONS: 47-34.4.B.1. COMPLIED  
THERE IS OVERNIGHT PARKING OF TWO COMMERCIAL VEHICLES AT THIS LOCATION. ONE BEING A BLUE FOOD TRUCK LABELED "WILD'S B.E.S.T.", AND THE OTHER IS A WHITE BOX TRUCK WITH NO SIGNAGE.

VIOLATIONS: 47-19.4.C.2.  
PLACEMENT/STORAGE OF CONTAINERS, RECEPTACLES OR DUMPSTERS THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY IS UNLAWFUL. THE DUMPSTER IS NOT BEING RETURNED TO THE APPROVED AREA AFTER SERVICE IS RENDERED. THIS IS A RECURRING VIOLATION AS PER CASE CE22020932 AND WILL BE PRESENTED TO THE MAGISTRATE REGARDLESS OF COMPLIANCE PRIOR TO A HEARING.

Officer Aguilera presented the case file into evidence and recommended ordering compliance with 9-305(b) within 28 days and with 47-19.4.C.2. within 63 days or a fine of \$150 per day, per violation.

Special Magistrate Hearing

March 28, 2024

Page 27

Ms. Cannon found in favor of the City and ordered compliance with 9-305(b) within 28 days and with 47-19.4.C.2. within 63 days or a fine of \$150 per day, per violation.

**Case: CE23120684**

Address: 1733 NW 18 ST

Owner: 2771 LLC

Service was via posting at the property on 3/9/24 and at 1 East Broward Blvd. on 3/15/24.

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: 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.

VIOLATIONS: 9-305(a) WITHDRAWN

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

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 Exantus 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: CE23100377**

Address: 865 NW 16 AVE

Owner: INGRAHAM, NAKIA

Service was via posting at the property on 3/6/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING THE FASCIA ARE NOT BEING MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION OF CASE CE20090509. 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.

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: Sec. 24-27(b) COMPLIED

THERE IS (ARE) CONTAINERS LEFT IN FRONT THE PROPERTY AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

Special Magistrate Hearing

March 28, 2024

Page 28

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 CE20090509. 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.

VIOLATIONS: 9-305(b) COMPLIED  
THE ROCK/GRAVEL ON THE SWALE OF THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THE GRAVEL IS WORN THROUGH AND NEEDS TO BE REPLENISHED. THIS IS A RECURRING VIOLATION OF CASE CE20090509. 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 Lombard presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 9-306, 18-12.(a) and 9-305(b) had existed as cited.

Ms. Cannon found in favor of the City that violations 9-306, 18-12.(a) and 9-305(b) had existed as cited.

**Case: CE23110609**

Address: 630 NW 14 WAY

Owner: DAVIS, LILLIAN

Service was via posting at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 9-304(a) COMPLIED  
PARKING FACILITIES INCLUDING ACCESS AISLES AND DRIVEWAYS SHALL BE SURFACED WITH A HARD, DUSTLESS MATERIAL AND MAINTAINED IN A SMOOTH, WELL GRADED CONDITION.

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

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.

Jeffrey Lombard, Code Compliance Officer,

The City had a stipulated agreement with the owner to comply within 28 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City, approved the stipulated agreement and ordered compliance within 28 days or a fine of \$100 per day, per violation would begin to accrue.

Special Magistrate Hearing

March 28, 2024

Page 29

**Case: CE23120036**

Address: 625 NW 22 RD

Owner: COPELAND, SHALONDA; FRANCIS, MARGIE

Service was via posting at the property on 3/8/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 18-12.(a) WITHDRAWN

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-280(d) WITHDRAWN

THE GRAVEL PARKING AREA ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THE GRAVEL IS WORN AND THERE IS GRASS GROWING THROUGH IT.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS/FASCIA/SOFFIT HAS NOT BEEN MAINTAINED. THE EXTERIOR BUILDING WALLS ARE DISCOLORED/MILDEWED IN AREAS. THERE IS PEELING/MISSING/CHIPPING PAINT ON THE EXTERIOR BUILDING WALLS/FASCIA.

Officer Lombard 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: CE23120528**

Address: 728 NW 20 AVE

Owner: DAVIS, RODNEY V H/E; HANLAN, CLAUDE R

Service was via posting at the property on 3/6/24 and at 1 East Broward Blvd. on 3/15/24.

Jeffrey Lombard, 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. THE CHAIN LINK FENCE IS IN DISREPAIR WITH SECTIONS THAT ARE BENT, SECTIONS OF RUSTED POSTS, AND METAL OBJECTS USED IN LIEU OF REGULAR FENCE POSTS. THE CHAIN LINK FENCE IS MISSING THE TOP BAR.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-305(a) COMPLIED

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

VIOLATIONS: 18-4(b) WITHDRAWN

THERE IS A GREEN JEEP ON THIS PROPERTY WITH AN EXPIRED TAG. UNLESS OTHERWISE PROVIDED IN THE UNIFIED LAND DEVELOPMENT REGULATIONS, NO PERSON SHALL PARK, LEAVE OR STORE ANY DERELICT VEHICLE OR VESSEL UPON ANY PUBLIC OR PRIVATE PROPERTY.

Special Magistrate Hearing

March 28, 2024

Page 30

Officer Lombard 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: CE23110554**

Address: 900 S ANDREWS AVE

Owner: DEBRA P ROCHLIN LLC

Service was via posting at the property on 3/6/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 47-22.9. COMPLIED

THERE ARE UNPERMITTED FEATHER FLAGS THAT HAVE BEEN ERECTED ON THE PROPERTY.

THIS IS A RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL

MAGISTRATE AS A RECURRING VIOLATION (CE23090766) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

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

**Case: CE23030532**

Address: 1634 NW 8 AVE 1-2

Owner: THOMAS, BEN A, THOMAS, CAROLYN J &; THOMAS, ANTHONY L

Service was via posting at the property on 3/14/24.

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

VIOLATIONS: 47-21.16.A.

THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THIS RESIDENTIAL PROPERTY.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-15 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO A PLYWOOD, INDOOR FURNITURE, BUCKETS, CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(h) (1)

THE CHAIN-LINK FENCE AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH ARE DAMAGED OR MISSING.

VIOLATIONS: 9-308(b)

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

Special Magistrate Hearing

March 28, 2024

Page 31

Officer Noel 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: CE23070383**

Address: 1900 NW 9 AVE

Owner: SOLLY PROPERTIES LLC

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 3/15/24.

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. THERE IS AN OLD SHOPPING CART, BROKEN TABLE, A TIRE AND OTHER MISCELLANEOUS TRASH ON THE PROPERTY.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE HOLES AND AREAS OF STAINED AND BROKEN ASPHALT. WHEEL STOPS ARE BROKEN AND DIRTY, WITH FADING AND DIRTY PARKING STRIPE LINES.

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: 9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE ARE BRANCHES OF TREES OBSTRUCTING THE VIEW OF THE STREET SIGNAGE ON THE CORNER OF NW 9TH AVE.

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

**Case: CE23090031**

Address: 1316 NW 7 TER

Owner: M CRISTINA BOARD REV TR; BOARD, M CRISTINA TRUSTEE

Service was via posting at the property on 3/18/24 and at 1 East Broward Blvd. on 3/15/24.

Jean Claude Noel, 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 TO INCLUDE BUT NOT LIMITED TO A CUP AND A BUCKET FILLED WITH WATER. THIS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE21120357. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Special Magistrate Hearing

March 28, 2024

Page 32

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. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE21120357. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 18-1. COMPLIED

THERE IS OUTDOOR STORAGE ON THE FRONT PORCH OF THIS PROPERTY ITEMS INCLUDING, BUT NOT LIMITED TO WHEELCHAIR, IRONING BOARD, LAWN MOWER 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: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A SILVER FORD EXPEDITION WITH NO TAG AND A FLAT TIRE.

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.

Officer Noel presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 18-12.(a) and 9-304(b) had existed as cited.

Ms. Cannon found in favor of the City that violations 18-12.(a) and 9-304(b) had existed as cited.

**Case: CE23110618**

Address: 1540 NE 2 AVE

Owner: BENINCASA, CHRISTINE A H/E; BENINCASA, KONSTANTINA S

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT LIMITED TO LANDSCAPING BLOCKING THE NUMBERS ON THE PROPERTY. THERE IS ALSO WEEDS/GRASS GROWING THROUGH THE GRAVEL ON THIS 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 CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL.

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



Special Magistrate Hearing

March 28, 2024

Page 33

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

**Case: CE23120180**

Address: 1501 NW 8 AVE

Owner: GRUBER, MICHAEL F; YOUTE, ISLANDE

Service was via posting at the property on 3/14/24 and at 1 East Broward Blvd. on 3/15/24.

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: 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 SWALE.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A BLUE HONDA WITH AN EXPIRED TEMPORARY TAG CYV-0466 AND A MISSING ENGINE. RED STICKER WAS PLACED ON THE VEHICLE.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE CONCRETE/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: 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: 6-7.(b) COMPLIED

THERE IS AN ANIMAL NUISANCE AS DEFINED BY THE CITY ORDINANCE LOCATED ON THIS PREMISES. IT SHALL BE UNLAWFUL FOR ANY PERSON TO OWN, KEEP, POSSESS OR MAINTAIN AN ANIMAL IN SUCH A MANNER SO AS TO CONSTITUTE A PUBLIC NUISANCE. ALLOWING OR PERMITTING AN ANIMAL TO BARK, WHINE, HOWL, CROW OR CACKLE IN AN EXCESSIVE, CONTINUOUS OR UNTIMELY FASHION OR MAKE OTHER NOISE IN SUCH A MANNER SO AS TO RESULT IN A SERIOUS ANNOYANCE OR INTERFERENCE WITH THE REASONABLE USE AND ENJOYMENT OF NEIGHBORING PREMISES.

Officer Noel 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: CE23120088**

Address: 1512 NW 7 AVE

Owner: 2016 JORDI C&M LLC

Personal service was accepted on 3/15/24. Service was also via posting at 1 East Broward Blvd. on 3/15/24.

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

Special Magistrate Hearing

March 28, 2024

Page 34

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY AND APPROACH ARE NOT PROPERLY MAINTAINED. THERE ARE AREAS OF MISSING GRAVEL AND WEEDS GROWING THROUGH THE EXISTING GRAVEL. THIS IS A RECURRING VIOLATION THAT WAS PREVIOUSLY CITED IN MAY 2020 UNDER CASE CE20050292 AND AGAIN IN APRIL 2021 UNDER CASE CE21040857. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT.

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 THAT WAS PREVIOUSLY CITED IN MAY 2020 UNDER CASE CE20050292 AND AGAIN IN APRIL 2021 UNDER CASE CE21040857. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY INCLUDING BUT NOT LIMITED TO A RED CADILLAC, EXPIRED TEMPORARY TAG DLA8826 9-9-23.

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

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

**Case: CE23120361**

Address: 1610 SW 24 AVE

Owner: PETOT, MATTHIEU RENE PIERRE

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 3/15/24.

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 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: CE24010012**

Address: 1601 NE 11 AVE

Owner: MORGAN, BRETT S

Service was via posting at the property on 3/11/24 and at 1 East Broward Blvd. on 3/15/24.

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

VIOLATIONS: 15-272.(a) COMPLIED

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRENCE OF CASE CE20030345 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

Officer Gavin presented the case file into evidence and said the violation was now in compliance.

Special Magistrate Hearing

March 28, 2024

Page 35

He requested a finding of fact that the violation had existed as cited. Any future violations would incur a \$500 per day fine, commencing on the day the property was cited.

Ms. Cannon found in favor of the City that the violation had existed as cited. Any future violations would incur a \$500 per day fine, commencing on the day the property was cited.

**Case: CE24010356**

Address: 2237 N OCEAN BLVD 1-3

Owner: 2237 N OCEAN BLVD LLC

Service was via posting at the property on 3/11/24 and at 1 East Broward Blvd. on 3/15/24.

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. THIS IS A RECURRING VIOLATION OF CASE CE23100784. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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: CE23110330**

Address: 517 SW 4 AVE 1-2

OWNER: CHACON, SANTIAGO JOAQUIN

Service was via posting at the property on 3/2/24.

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

VIOLATIONS: 9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY (SIDEWALK).

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH ON THIS PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE21110667, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-304(b) COMPLIED

THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS LEANING OVER AND THE FRONT ENTRANCE FENCE HAS MISSING/BROKEN SECTIONS.

Officer Eason 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.

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

**Case: CE23110199**

Address: 321 NE 3 ST

Owner: DEPENDABLE EQUITIES LLC

This case was first heard on 2/13/24 to comply by 2/23/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,400 and the City was requesting imposition of the fines, which would continue to accrue until the property

Special Magistrate Hearing

March 28, 2024

Page 36

was in compliance.

Ms. Cannon imposed the \$3,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE23090377**

Address: 2212 NW 9 CT

Owner: JEAN-BAPTISTE, PIERRE ROGER; SAM, LUMANIE

This case was first heard on 1/25/24 to comply by 2/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,350 and the City was requesting the full fine be imposed.

Jeffrey Lombard, Code Compliance Officer, recommended reducing fines to administrative costs of \$488.

Ms. Cannon imposed administrative costs of \$488.

**Case: CE23010495**

Address: 1549 NW 11 WAY

Owner: BAF ASSETS LLC

This case was first heard on 10/26/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,975 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$2,975 fine, which would continue to accrue until the property was in compliance.

**Case: CE23090452**

**ORDERED TO REAPPEAR**

Address: 1451 N FEDERAL HWY

Owner: BH PLAZA DEL MAR LLC

This case was first heard on 1/25/24 to comply by 3/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Ms. Cannon did not grant an extension so the fine would begin to accrue on 3/29/24.

**Case: CE23080099**

**REQUEST FOR EXTENSION**

Address: 301 SW 13 AVE

Owner: HISTORIC WESTSIDE SCHOOL LLC

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.

Bernstein Saimbert, Code Compliance Officer, said the City was in talks with the owner to purchase or lease the property. He recommended a 154-day extension.

Ms. Cannon granted a 154-day extension, during which time no fines would accrue.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 53 and 54 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:

CE23120492

CE24010448

Special Magistrate Hearing

March 28, 2024

Page 37

**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:

CE24020037

CE24010444

**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:

CE24010533

**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 1:20 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate