



CITY OF FORT LAUDERDALE

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

**Staff Present:**

Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Nadine Blue, Administrative Assistant  
Katrina Jordan, Code Manager  
Tamara Lakes, Administrative Assistant  
Rhonda Hasan, Sr. Assistant City Attorney  
Wanda Acquavella, Code Compliance Officer  
Marco Aguilera, Code Compliance Officer  
Stephanie Bass, Code Compliance Supervisor  
Amy Brown, Code Compliance Supervisor  
Leonard Champagne, Sr. Code Compliance Officer  
Patt Gavin, Code Compliance Officer  
Robert Krock, Code Compliance Officer  
Rachel Moore, Code Compliance Officer  
Karen Proto, Code Compliance Officer  
Rafael Santos, Code Compliance Officer  
Fitzgerald Simmons, Code Compliance Officer  
Paul Smart, Code Compliance Officer  
Gail Willaims, Senior Code Compliance Officer

**Respondents and witnesses**

CE23060986: Ramon Ray Checo	CE23100579: Belkys Martinez; Yordany Hernandez
CE23120660: Joseph Cain	CE23110446: James and Zachary Fitzgerald
CE23080539: Harvey Adelson; William Stecker	CE24010700: Cristobal and Dolores Moreira
CE23120151: Mary Atterbery	CE24020680: Faith Devlin
CE23080717: Noorumsa Malik	CE23100581: Wayne Johnson; Heidi Johnson
CE23090333: Milton Flores; Janille Lowe	CE23090263: Vodregue Mergilles
CE24020223: Tristan Cianciello; Ileana Ramos	CE24010946: Juan Pirela Gonzalez
CE23070804: Joshua Patron	CE22090509: Lior Cohen; Jean Paul Jacques
CE24010049: Christopher Gallego	CE24020708: Igor Souvorkine
CE23080942: Robert Slotkin	CE24020292: Marqurite McCutcheon
CE23040450: Sean Jones	CE23080936: Joseph Varela
CE24010650: Domenico Otreello	CE24020681: Alicia Jerves; Juan Ugalde
CE23120449: Eduardo Mualim	CE23110687: Jacqueline Torres
CE23030236: Waltraud Pawlik	CE23120277: Ramon Morales
CE23010329: Sandra Polselli	

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:04 A.M.

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**Case: CE23040450**

Address: 821 NW 6 ST

Owner: SJC SISTRUNK LLC

Personal service was accepted on 3/20/24. Service was also via posting at 1 East Broward Blvd. on 3/26/24.

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

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

THE FENCE AND ACCESSORIES AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE TREES AND BRANCHES THAT ARE GOING THROUGH THE FENCE. THE MESHING ON THE FENCE IS IN DISREPAIR. THERE ARE AREAS OF THE FENCE THAT ARE MISSING AND/OR IN DISREPAIR. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (PREVIOUS CASE CE22020926), WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF PERSONAL GOODS AND MATERIALS, INCLUDING BUT NOT LIMITED TO NUMEROUS TYPES OF CHAIRS, TENTS ERECTED TO ALLOW PEOPLE TO LIVE IN PROPERTY, STORAGE OF PERSONAL ITEMS IN AND AROUND THE PROPERTY. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (PREVIOUS CASE CE22020926) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN AND AROUND THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (PREVIOUS CASES CE22020926, CE21070326) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (PREVIOUS CASES CE22020926, CE19111326) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-305(b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO PARKING STOP/LOT/SPACES, EAST SIDE OF THE AREAS. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (PREVIOUS CASE CE22020926) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 18-1. WITHDRAWN

THERE IS GRAFFITI ON THE FENCE AND A STRONG, FOUL ODOR COMING FROM THE NORTHWEST CORNER OF THE PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION PER CASE CE20080151. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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VIOLATIONS: 47-22.3.U.1 WITHDRAWN

THE STOREFRONT WINDOW SIGNAGE EXCEEDS THE MAXIMUM ALLOWABLE AMOUNT OF 20% FOR THIS RWRAC-MUW ZONED PROPERTY PER ULDR REGULATIONS. THIS IS A RECURRING VIOLATION PER CASE CE22020926. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Officer Caracas presented the case file into evidence and said violations 9-280(h)(1), 47-34.1.A.1., 9-306, and 9-305(b) were now in compliance. He requested a finding of fact that the violations had existed as cited. He also recommended ordering compliance with 18-12.(a) within 10 days or a fine of \$100 per day.

Sean Jones said they had leased the property out since 2019 and there had been no issues until 2022 when a group of homeless people had migrated to the property, which contributed to the violations. He described their efforts to comply the violations. Katrina Jordan, Code Manager, requested a finding of fact that violations 9-280(h)(1), 47-34.1.A.1., 9-306, and 9-305(b) had existed as cited.

Ms. Cannon found in favor of the City that violations 9-280(h)(1), 47-34.1.A.1., 9-306, and 9-305(b) had existed as cited and ordered compliance with 18-12(a) within 10 days or a fine of \$100 per day.

**Case: CE24020680**

CITATION APPEAL

Address: 1521 NE 17 TER

Owner: 9851399 CANADA INC

The property was cited on 2/25/24, to be complied by 2/25/24. There were immediate fines of \$400. The City was requesting the full amount.

VIOLATIONS: 15-278.(1)(e) IMMEDIATE FINE OF \$200  
HERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY.

VIOLATIONS: 15-275(5) IMMEDIATE FINE OF \$200  
RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1) HOUR OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT OFFICER, EMERGENCY PERSONNEL OR THE CITY.

Robert Krock, Code Compliance Officer, said the initial investigation was prompted by a noise complaint and testified regarding the violations. He said when he visited the property on 2/25/24 he had not heard noise from the property but noted three vehicles parked in front of the property and had been unable to contact the responsible party.

Faith Devlin said when Officer Krock called her that night, she was with her mother because her father had just passed away. She had not responded to Officer Krock but she had called the guest, who informed her that one of the vehicles in the driveway was broken down and could not be moved. The tenants had moved the other cars and towed the disabled car right after Ms. Devlin spoke to them. She noted there was a nearby vacation rental that had several violations and she thought the neighbor who complained was confusing where the noise was coming from. She had spoken to guests at her property after a noise complaint and the guests informed her that they were not outside making noise and had in fact come inside because of the noise coming from that nearby property. She added that everyone in the neighborhood parked in the street. Ms. Devlin requested the citations be dismissed.

Ms. Cannon dismissed the case.

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**Case: CE23120660**

Address: 512 SE 8 ST

Owner: BROWARD MARITIME INSTITUTE INC

Service was via posting at the property on 3/19/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 47-21.15.A

IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. 9 TREES (ARECA PALM, DOUBLE ALEXANDER PALM, 2 SILVER BUTTONWOOD TREES, MANGO TREE, CHERRY GUAVA TREE, 2 ALEXANDER PALM, GUMBO LIMBO) WERE REMOVED WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT UP TO THE SPECIAL MAGISTRATE TO REQUEST THE IMPOSITION OF FINES FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Caracas presented the case file into evidence and requested a \$1,350 fine for the irreversible violation [\$150 per tree]. He remarked that the owner had complied within 60 days.

Joseph Cain said they had hired an arborist and pulled all the permits.

Ms. Cannon found in favor of the City and imposed a fine of \$900 for the irreversible violation.

**Case: CE23100581**

Address: 1621 SW 32 PL

Owner: JOHNSON, WAYNE W

Service was via posting at the property on 3/18/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 18-12(a) COMPLIED

THERE IS OVERGROWTH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, PREVIOUS CASES ARE CE20080796 AND CE19041096. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b)

THERE IS A GRAVEL DRIVEWAY NEAR THE STREET WITH GRASS/ WEEDS GROWING THROUGH IT AND IS NOT WELL DEFINED. ALSO, THERE ARE VEHICLE(S) PARKED/STORED ON AN UNAPPROVED SURFACE. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE20080796. 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: 24-27.(b) COMPLIED

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION PREVIOUS CASE IS CE20080796. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-308(b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS STAINED AND/OR DIRTY. THIS IS A RECURRING VIOLATION PREVIOUS CASE IS CE19041096. 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.

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Officer Aguilera presented the case file into evidence and said violations 18-12.(a), 47-34.1.A.1. and 9-308(b) were now in compliance. He requested a finding of fact that the violations had existed as cited. He also recommended ordering compliance with 9-304(b) within 91 days or a fine of \$50 per day,

Wayne Johnson explained that they had needed to empty the home after it flooded last year and the trailer was holding their remaining belongings. Heidi Johnson, Mr. Johnson's daughter, related several medical issues the family had suffered in the past year.

Ms. Cannon found in favor of the City that violations 18-12.(a), 47-34.1.A.1. and 9-308(b) had existed as cited and ordered compliance with 9-304(b) within 91 days or a fine of \$50 per day,

**Case: CE23080717**

Address: 537 NW 16 AVE

Owner: MAHAISA LLC

This case was first heard on 12/12/23 to comply by 2/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Wanda Acquavella, Code Compliance Officer, said three violations remained and recommended imposition of the fine.

Noorumsa Malik reminded Ms. Cannon that at the last hearing, she had stated her mother had passed away and she had transported her to India. She said the first person laying the sod had not completed the work and the mounds of dirt belonged to the adjacent property. She presented her own photos of the property.

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

**Case: CE23110687**

Address: 2798 NW 20 ST

Owner: REGISTERED HOLDERS OF MS ABS TR; %F L W WEISMAN & GORDON LLP

Service was via posting at the property on 3/18/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF VEGETATION 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: 18-1.

THERE ARE ITEMS BEING STORED OUTSIDE UNDER THE FRONT PORCH ROOF SUCH AS BUT NOT LIMITED TO BOXES, CHAIRS, GAS CONTAINERS 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.

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VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE DIRT AND STAINS INCLUDING THE FASCIA THAT NEEDS TO BE PAINTED.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY, A BLACK TOYOTA WITH NO TAG.

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

Jacqueline Torres said the bank was evicting the occupants and requested 90 days. Stephanie Bass, Code Compliance Supervisor, recommended 35 days, not 90. Ms. Hasan suggested an order to reappear and the respondent could request additional time. She noted the bank could request a Special Magistrate give them access to the property.

Ms. Cannon found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 5/14/24 hearing.

**Case: CE23120151**

Address: 532 NW 16 AVE

Owner: ATTERBERY, MARY

Service was via posting at the property on 3/20/24 and at 1 East Broward Blvd. on 3/26/24.

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

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: 9-304(b)

THE DRIVEWAY AND APPROACH ARE NOT PROPERLY MAINTAINED. THE CONCRETE IS CRACKED AND PATCHY AND HAS MISSING PIECES. THERE ARE AREAS OF MISSING GRAVEL AND WEEDS GROWING THROUGH THE EXISTING GRAVEL.

VIOLATIONS: 18-1.

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

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: 18-12.(a)

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

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Officer Acquavella presented the case file into evidence and recommended ordering compliance with 9-305(a), 18-1., and 18-12.(a) within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Mary Atterbery said she had a financial hardship and requested ore time.

Ms. Cannon found in favor of the City and ordered compliance with 9-305(a), 18-1., and 18-12.(a) within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

**Case: CE22090509**

ORDERED TO REAPPEAR

Address: 2445 SW 18 TER

Owner: MARINA OAKS CONDO ASSN INC

This case was first heard on 5/9/23 to comply by 7/11/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,200 and the City was requesting \$1,703 be imposed.

Diego Santos, Code Compliance Officer, asked the respondent to waive his right to a Massey hearing.

Lior Cohen waived his right to a Massy hearing and agreed to the fine reduction.

Ms. Cannon imposed a fine of \$1,703 for the time the property was out of compliance.

**Case: CE23010329**

REQUEST FOR EXTENSION

Address: 1331 S OCEAN DR

Owner: ESLIB INC

This case was first heard on 6/13/23 to comply by 7/11/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$14,525 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rafael Santos, Code Compliance Officer, said three violations remained and recommended imposition of the fine.

Sandra Polselli requested another 30 days. She said she had found someone to help her. Amy Brown, Code Compliance Supervisor, noted the case had been open for over a year and was begun pursuant to a complaint. She opposed any further extension.

Ms. Cannon granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/14/24 hearing.

**Case: CE24020223**

Address: 616 FIRST KEY DR

Owner: MATTHEW B LUXENBERG LIV TR; LUXENBERG, MATTHEW B TRS

Service was via posting at the property on 3/19/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 15-278(7) COMPLIED

THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY, MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. THIS IS A RECURRENCE OF CE23080219 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

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Officer Gavin presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited. Recurring violations would incur a \$1,000 per day fine.

Tristan Cianciello said the first violation was from the previous property manager.

Ms. Cannon found in favor of the City that the violation had existed as cited. Recurring violations would incur a \$1,000 per day fine.

**Case: CE23120449**

Address: 1101 N VICTORIA PARK RD

Owner: GOMEZ, ERIKA E; MUALIM, EDUARDO M

Service was via posting at the property on 3/21/24 and at 1 East Broward Blvd. on 3/26/24.

Fitzgerald Simmons, 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.

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

Eduardo Mualim said they had removed he listings.

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

**Case: CE24010946**

Address: 1909 MIAMI RD

Owner: MARZO INVESTMENT LLC

Service was via posting at the property on 3/20/24 and at 1 East Broward Blvd. on 3/26/24.

Rafael Santos, 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 OF THIS VACANT LOT.

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

Juan Pirela Gonzalez agreed to comply.

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

**Case: CE24010650**

Address: 833 NW 4 AVE

Owner: BRAJOVICH, MAISA

Service was via posting at the property on 3/20/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 9-305(a) COMPLIED

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



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VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY AND DRIVEWAY APRON ARE IN A STATE OF DISREPAIR. THE DRIVEWAY IS NOT WELL-DEFINED AND THERE ARE WEEDS/VEGETATION GROWING THROUGH THE GRAVEL.

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

THE FRONT MAIN ENTRANCE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE SURROUNDING THE PROPERTY IS ALSO IN DISREPAIR AND LEANING TOWARDS NEIGHBORING PROPERTY.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$150 per day.

Domenico Otrelo said they would address the remaining violation the following week.

Ms. Cannon found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day.

**Case: CE23110446**

Address: 1412 SW 33 CT

Owner: FITZGERALD, ZACHARY J H/E; FITZGERALD, TAMARA V & JAMES P

Service was via posting at the property on 3/18/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 47-34.4.B.1. COMPLIED

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

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

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

James Fitzgerald agreed to comply.

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

**Case: CE23080539**

Address: 519 SW 27 AVE

Owner: 519 SW 27TH AVENUE LLC

Service was via posting at the property on 3/21/24 and at 1 East Broward Blvd. on 3/26/24.

Rachel Moore, 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. THE FRONT AND BACK PARKING LOT REQUIRES MAINTENANCE. THERE ARE CRACKS AND POTHOLES THROUGHOUT THE PROPERTY.

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

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STAINS AND MISSING, PEELING PAINT. THE ENTIRE BUILDING NEEDS TO BE PAINTED. THERE ARE STAINS AND PEELING PAINT ALL OVER.

VIOLATIONS: 9-308(b) COMPLIED  
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF AT THIS PROPERTY WAS OBSERVED AS BEING STAINED WITH DIRT.

VIOLATIONS: Sec. 24-7(b) COMPLIED  
THERE IS BULK TRASH ON THE RIGHT OF WAY, NOT ON THE SCHEDULED DATE AND TIME. THERE IS A SOFA ON THE SIDEWALK IN FRONT OF THE DUMPSTER ENCLOSURE OF THIS PROPERTY. BULK PICK UP IS THE FIRST MONDAY OF EACH MONTH FOR THIS AREA.

VIOLATIONS: 9-363  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

Officer Moore presented the case file into evidence and recommended ordering compliance with 47-20.20.(H) and 9-306 within 35 days and with 9-363 within 10 days or a fine of \$100 per day, per violation.

Harvey Adelson said he had registered the property and replaced the roof recently. He said he intended to repave and parking area and was in the process of repainting.

William Stecker, contractor, said he was identifying a paving contractor. He requested 90 days. Stephanie Bass, Code Compliance Supervisor agreed to 91 days for the paving and suggested 35 days for 9-306. She could not find that the property was registered as a rental.

Ms. Cannon found in favor of the City and ordered compliance with 9-363 within 10 days, with 9-306 with 35 days and with 47-20.20.(H) within 91 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 7/9/24 hearing.

**Case: CE24010049**

Address: 733 NE 2 AVE

Owner: AP FLAGLER UPTOWN LLC

Service was via posting at the property on 3/20/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 47-20.13.G.1.  
THE SWALE/RIGHT-OF-WAY AREA AROUND THE PROPERTY HAS BEEN ALTERED WITHOUT FIRST OBTAINING THE PROPER PERMITS FROM THE CITY OF FORT LAUDERDALE. THE LIVING GROUND COVER AROUND THE PROPERTY HAS BEEN REPLACED WITH ARTIFICIAL TURF.

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

Christopher Gallego agreed to comply.

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

**Case: CE23120277**

Address: 2818 NE 21 AVE

Owner: AIZEL ESTATES LLC

Service was via posting at the property on 3/28/24 and at 1 East Broward Blvd. on 3/26/24.

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Amy Brown, Code Compliance Supervisor, testified to the following violation(s):

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

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 365 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE:  
CE23120267 - NOISE, PARKING, OCCUPANCY, RESPONSIBLE PARTY.

Supervisor Brown presented the case file into evidence and recommended suspending the vacation rental certificate for 365 days.

Ramon Morales said the suspension should be for six months since there were three violations but Supervisor Brown said there had been a finding of fact for a fourth violation.

Katrina Jordan, Code Manager, withdrew one of the violations and recommended a suspension of 180 days, effective in 30 days.

Ms. Cannon found in favor of the City and suspended the vacation rental certificate for 180 days, effective in 30 days.

**Case: CE23090333**

Address: 615 N ANDREWS AVE

Owner: WISDOM VILLAGE CROSSING LP

Service was via posting at the property on 3/20/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 9-280(g) COMPLIED

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION. THE A/C UNITS ARE NOT WORKING IN HALLWAYS. THE AIR IS NOT CIRCULATING WITHIN THE COMMON AREAS (HALLWAYS) BETWEEN THE 2ND AND 9TH FLOOR.

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

THE APARTMENT COMPLEX HAS EVIDENCE OF ROACHES AND IS IN NEED OF EXTERMINATING. THE INTERIOR OF THE BUILDING AS WELL AS TRASH SHUTES HAVE ROACHES AND ARE IN NEED OF EXTERMINATING.

VIOLATIONS: 24-28(a) COMPLIED

THERE IS INADEQUATE TRASH COLLECTION CAUSING TRASH OVERFLOW WITHIN THE TRASH COLLECTION AREA AND THE TRASH CHUTES ARE OVERFLOWING WITH TRASH. THERE IS ALSO TRASH STUCK INSIDE THE TRASH CHUTE.

VIOLATIONS: 9-280(b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THIS INCLUDES BUT IS NOT LIMITED TO THE TRASH CHUTE DOORS, WHICH ARE STUCK CLOSED AND ARE HARD OR NULL TO OPEN AND/OR REMAIN OPEN WHEN TRYING TO BE CLOSED. THERE ARE AREAS OF THE DOOR COMPONENTS THAT HAVE RUST AND/OR ARE MALFUNCTIONING. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS (PREVIOUS CASE CE23060420) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 24-29(a) COMPLIED

THERE IS TRASH SCATTERED ABOUT THE DUMPSTER ENCLOSURE/AREA.

VIOLATIONS: 18-12(a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS MULTI FAMILY PROPERTY IN AND AROUND THE BUILDING, INCLUDING BUT NOT LIMITED TO THE TRASH ROOM AREA AND IN FRONT OF THE LOADING DOCK.

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Officer Caracas presented the case file into evidence and said all violations were now in compliance. He requested a finding of fact that violation 9-280(b) had existed as cited.

Milton Flores and Janille Lowe were present.

Ms. Cannon found in favor of the City that violation 9-280(b) had existed as cited.

**Case: CE23080936**

Address: 2771 SW 3 ST

Owner: KJETIL LLC

Service was via posting at the property on 3/25/24 and at 1 East Broward Blvd. on 3/26/24.

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM PROPERTY, CONSISTING OF DOORS, WOOD, TRASH BAGS, CARDBOARD BOXES AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 9-280(h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN PLANKS WERE OBSERVED AS DETERIORATED AND THE METAL FENCE IN THE FRONT YARD IS MISSING ITS ENCLOSURE GATE.

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

VIOLATIONS: 9-308(b)  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. IT WAS OBSERVED THAT TOYS WERE ALSO ON THE ROOF IN ADDITION BEING VERY STAINED.

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: 9-304(b) COMPLIED  
THE DRIVEWAY AT THIS PROPERTY WAS OBSERVED AS STAINED WITH A BLACK SUBSTANCE, AND IS CRACKED AND UNEVEN.

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

Joseph Varela said only the fence was pending and requested officer Moore visit the property to explain what must be done.

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

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**Case: CE23100579**

Address: 1337 SW 24 AVE

Owner: SANCHEZ, RAFAEL; HERNANDEZ MARTINEZ, BELKYS

This case was first heard on 2/13/24 to comply by 3/12/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

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

Yordanys Hernandez said they had wanted to wait until they rebuilt on the property before putting grass down. He said they had actually complied on March 26 but could not schedule the reinspection that day.

Gustavo Caracas, Code Compliance Officer, acted as interpreter for Belkys Martinez. Ms. Martinez indicated they had visited the City.

Officer Aguilera said the owners were aware that they needed to have the building permits or install the sod prior to the compliance date.

Ms. Cannon imposed a fine of \$1,400 for the time the property was out of compliance.

**Case: CE23060986**

Address: 310 SW 31 AVE

Owner: CHECO, RAMON RAY PROKOFYEVA, MARIA S ET AL

Service was via posting at the property on 3/21/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 9-304(b) COMPLIED  
THE DRIVEWAY WAS OBSERVED AS UNEVEN AND HAVING CRACKS THROUGHOUT.

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

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A BLUE SUV IS BEING PARKED ON THE GRASS.

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

Ramon Ray Checo said he would do the landscape work himself. Stephanie Bass, Code Compliance Supervisor suggested 63 days.

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

**Case: CE23070804**

Address: 690 SW 29 TER

Owner: ZANGI, AVI

Service was via posting at the property on 3/20/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBERS, CE21040702 AND CE22090260. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE METAL FENCE AT THIS PROPERTY WAS OBSERVED AS PUSHED INWARD TOWARD THE HOME. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22090260. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

VIOLATIONS: 9-313.(a) COMPLIED  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THIS PROPERTY HAS NO VISIBLE ADDRESS THAT CAN BE SEEN FROM THE RIGHT OF WAY.

VIOLATIONS: 18-12.1.(a) WITHDRAWN  
THE PROPERTY IS VACANT, IT SHALL BE DEEMED AN ABANDONED DWELLING AND THE MORTGAGEE SHALL, WITHIN THEN (10) DAYS OF INSPECTION, REGISTER THE PROPERTY.

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

Officer Moore presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violations 18-12.(a) and 9-280(h)(1) had existed as cited.

Joshua Patron was present.

Ms. Cannon found in favor of the City that violations 18-12.(a) and 9-280(h)(1) had existed as cited.

**Case: CE24020292**

Address: 2650 NW 21 ST

Owner: MCCUTCHEON, MARQURITE WALKER

Service was via posting at the property on 3/20/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY ITS SWALE. THIS IS A REPEAT VIOLATION, FROM CASE CE22010338. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE. FINES WILL ACCRUE FROM THE DATE THE VIOLATION WAS OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION FROM CASE CE20030418. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE. FINES WILL ACCRUE FROM THE DATE THE VIOLATION WAS OBSERVED UNTIL COMPLIANCE IS MET.

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VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A REPEAT VIOLATION, FROM CASE CE20030418. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE. FINES WILL ACCRUE FROM THE DATE THE VIOLATION WAS OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: BCZ-39-275(6)(B)

NON-PERMITTED LAND USE IN RD-10 ZONING DISTRICT. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO A WASHER, BARRELS, CRATES, BOXES AND OTHER MISCELLANEOUS ITEMS. THIS IS A REPEAT VIOLATION FROM CASE CE20030418. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE. FINES WILL ACCRUE FROM THE DATE THE VIOLATION WAS OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 9-308(b)

THERE IS DEBRIS AND TREE BRANCHES WHICH IS NOT PERMANENT ON THE ROOF AND PROHIBITED.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A BROKEN WINDOW IN THE BACK OF THE HOUSE.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A WHITE FORD VAN WITH A FLAT TIRE.

Officer Proto presented the case file into evidence and requested a fine of \$200 per day for the two days that violation 18-12(a) existed, a total of \$400. She requested a fine of \$50 per day, per violation for the 57 days that violations 9-305(b), 9-306, and BCZ-39-275(6)(B) had existed, a total of \$2,850 per violation, which would continue to accrue until they were in compliance, and recommended ordering compliance with 9-308(b) and 9-280(b) within 28 days or a fine of \$50 per day, per violation.

Marqurite McCutcheon said all violations had been corrected. Officer Proto agreed to reinspect to determine what still needed to be done.

Ms. Cannon found in favor of the City and imposed a fine of \$200 per day for the two days violation 18-12, (a) existed, a total of \$400; imposed a fine of \$50 per day, per violation for the 57 days that violations 9-305(b), 9-306, and BCZ-39-275(6)(B) had existed, a total of \$2,850 per violation, which would continue to accrue until they were in compliance and ordered compliance with 9-308(b) and 9-280(b) within 35 days or a fine of \$50 per day, per violation.

**Case: CE23090263**

REQUEST FOR EXTENSION

Address: 1840 SW 37 WAY

Owner: MERGILLES, VODREGUE &; MERGILLES, AGATHE

This case was first heard on 2/13/24 to comply by 3/12/24 and 4/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Marco Aguilera, Code Compliance Officer, said one violation remained.

Vodregue Mergilles requested 35 days.

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

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**Case: CE24020681**

Address: 2790 SW 2 ST 1-4

Owner: JERVES, ALICIA

Service was via posting at the property on 3/25/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 24-7(b) COMPLIED

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS A DRESSER, AND HEAD BOARD ON THE SWALE PRIOR TO BULK TRASH PICK-UP WHICH IS THE FIRST MONDAY OF EACH MONTH.

VIOLATIONS: 18-1. COMPLIED

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

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A BLACK SEDAN IS BEING PARKED ON THE LAWN.

VIOLATIONS: 24-27.(b) COMPLIED

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE19041232 AND WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-363 COMPLIED

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

Officer Moore presented the case file into evidence and said all violations were now in compliance. She requested a fine of \$100 per day for the five days violation 24-27.(b) had been out of compliance, a total of \$500.

Juan Ugalde said they lived in Miami and were not made aware of the violations immediately, since they did not see the property posting. He requested an email notifying them of any future violation. Stephanie Bass, Code Compliance Supervisor informed Mr. Ugalde that he and/or his property manager must work with their tenants to ensure compliance. Katrina Jordan, Code Manager, said being a registered landlord meant the City would mail notice.

Ms. Cannon imposed a fine of \$100 per day for the five days violation 24-27.(b) had been out of compliance, a total of \$500.

**Case: CE23030236**

ORDERED TO REAPPEAR

Address: 1221 NE 1 AVE

Owner: PAWLIK, WALTRAUD

This case was first heard on 11/14/23 to comply by 11/24/23 and 12/12/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$33,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.



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Gail Williams, Senior Code Compliance Officer, said five of the original seven violations were not complied. She recommended imposition of the fine.

Waltraud Pawlik said many of the items in the yard would go to bulk trash the following Wednesday.

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

Ms. Cannon took a brief recess.

**Case: CE24020530**

Address: 1800 E LAS OLAS BLVD

Owner: 1800 LAS OLAS LLC

Service was via posting at the property on 3/26/24 and at 1 East Broward Blvd. on 3/26/24.

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

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

THERE IS/ARE BOATS, VESSELS OR WATERCRAFT MOORED TO MOORING STRUCTURES MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE. THIS IS A REPEAT VIOLATION, SEE CASE CE23101031, FINES SHALL BEGIN TO ACCRUE IMMEDIATELY AND RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT TO IMPOSE THE FINES ACCRUED.

Officer Aguilera presented the case file into evidence and said the violation was now in compliance. He requested a fine of \$500 per day for the 14 days the property had been out of compliance, a total of \$7,000.

Ms. Cannon found in favor of the City that the violation had existed as cited and imposed a fine of \$500 per day for the 14 days the property had been out of compliance, a total of \$7,000.

**Case: CE24020355**

Address: 1306 S STATE ROAD 7

Owner: UNIQUE MOTORSPORTS HOLDING LLC; % JAMES R FITZGERALD

Service was via posting at the property on 3/27/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THE REAR SWALE OF THE PROPERTY.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-280(h)(1)

THE CONCRETE WALL AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. BARBED WIRE AT THE TOP OF THE CONCRETE WALL IS IN DISREPAIR AND HAS FALLEN OFF. WALL IS ALSO DIRTY/STAINED AND IN NEED OF PRESSURE CLEANING AND/OR PAINT.

VIOLATIONS: 47-21.16.A.

SEVERAL STUMPS REMAIN IN THE REAR SWALE OF THE PROPERTY.

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VIOLATIONS: 9-306

GRAFFITI HAS BEEN PAINTED ON EXTERIOR EAST WALL OF THIS OCCUPIED COMMERCIAL PROPERTY.

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

**Case: CE24010700**

Address: 1517 SW 29 AVE

Owner: MOREIRA, CRISTOBAL; MOREIRA, DOLORES

Service was via posting at the property on 3/21/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 9-363 COMPLIED

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

VIOLATIONS: 9-305(b)

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 AND DEAD YARD DEBRIS THROUGHOUT THE PROPERTY.

VIOLATIONS: 9-304(b)

THERE ARE MULTIPLE VEHICLES PARKED ON THE GRASS AREA OF THE PROPERTY.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY.

VIOLATIONS: 9-306 COMPLIED

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

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation. He said the owner had applied for a permit for a paver driveway, which would comply the violations.

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

**Case: CE23120364**

Address: 528 NW 16 AVE

Owner: SOUTHERN FLORIDA INVESTMENTS LLC

Service was via posting at the property on 3/20/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-280(h)(1)

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

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REQUIRED. THERE IS A GARDEN PLANTER IN THE FRONT OF THE PROPERTY THAT IS DIRTY AND STAINED.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY INCLUDING BUT NOT LIMITED TO A WHITE SUV.

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

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

**Case: CE24010539**

Address: 428 NW 23 AVE

Owner: MOROS, PEDRO FERNANDO; HARDEN-MOROS, CHRISTINA

Service was via posting at the property on 3/20/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE21060133. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE, SEEKING A FINDING OF FACT.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION, SEE CASE CE21060133. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE, SEEKING A FINDING OF FACT.

VIOLATIONS: 24-27.(b) WITHDRAWN  
THERE ARE WASTE CONTAINERS, AFTER COLLECTION DAY, THAT NOT PULLED BACK TO AN APPROVED LOCATION.

Officer Acquavella presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-305(b) within 35 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 9-305(b) within 35 days or a fine of \$100 per day, per violation.

**Case: CE23110318**

Address: 2781 N FEDERAL HWY

Owner: PETER'S EMPIRE LLC

Service was via posting at the property on 3/26/24 and at 1 East Broward Blvd. on 3/26/24.

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

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

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VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE PEDESTRIAN WALKWAY TO THE ENTRANCE OF THE PROPERTY IS STAINED AND DIRTY.

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

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

**Case: CE24010678**

Address: 2572 NE 26 ST

Owner: JPV HOME SOLUTIONS LLC

Service was via posting at the property on 3/26/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS VIOLATION IS A RECURRING VIOLATION, REFERENCE PREVIOUS CASE NUMBER CE22060431 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING."

VIOLATIONS: 9-305(a)

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY HAS GRASS GROWING UP IN BETWEEN THE PAVERS AND RUST STAINS.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE IS MISSING AND/OR BARE AREAS OF LAWN COVER ON THE PROPERTY AND SWALE AREA.

Officer Williams 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 35 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) and 9-305(a) within 10 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

**Case: CE23120053**

Address: 505 SE 18 CT

Owner: BROWARD HOUSE INC

Service was via posting at the property on 3/19/24 and at 1 East Broward Blvd. on 3/26/24.

Rafael Santos, 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.

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE ARE DERELICT VEHICLE(S) ON THE PROPERTY WITH EXPIRED TAGS.

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

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

**Case: CE23120764**

Address: 900 SE 17 ST

Owner: BOCA 2300 LLC

Service was via posting at the property on 3/19/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH, DEBRIS AND ACCUMULATION OF LEAVES ON THIS PROPERTY AND/OR ITS SWALE REAR OF 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 IN THE SWALE AREA IN REAR OF THE PROPERTY.

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

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

**Case: CE24010181**

Address: 401 SW 24 AVE

Owner: PINEDA GUERRA, JOSUE DAVID H/E; VALDEZ, YADIRA

Service was via posting at the property on 3/25/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THIS PRIVATE PROPERTY, A RED MAZDA PICKUP TRUCK WITH NO TAG DISPLAYED.

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION FROM CASE CE22110069 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR COMPLIANCE IS MET PRIOR TO THE HEARING.

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

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LAWN/SWALE AREAS. THIS IS A RECURRING VIOLATION FROM CASE CE22110069, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

Officer Santos presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that 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: CE23110704**

Address: 1356 SW 25 AVE

Owner: RAPP, PAUL C

Service was via posting at the property on 3/25/24 and at 1 East Broward Blvd. on 3/26/24.

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

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

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

VIOLATIONS: 9-280(h)(1)  
THE WOOD FENCE AT THE THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE IS LEANING OVER. IT IS ALSO ROTTEN AND DIRTY, WITH MISSING AND BROKEN SLOTS.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THE SWALE AREA IN THE FRONT OF THE PROPERTY IS MISSING GRAVEL AND THERE ARE WEEDS GROWING THROUGH IT.

Officer Santos presented the case file into evidence and recommended ordering compliance within 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: CE23110644**

Address: 2301 NW 13 CT

Owner: SAPP, LISA M

Service was via posting at the property on 3/20/24 and at 1 East Broward Blvd. on 3/26/24.

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

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

VIOLATIONS: 9-304(b) COMPLIED  
THE PAVED DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEEDS TO BE REPAIRED AND OR RESURFACED.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE ITEMS BEING STORED

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OUTSIDE SUCH AS BUT NOT LIMITED TO TENT COVERED WITH TARPS FILLED WITH ITEMS, PAINT BUCKETS, LARGE PLASTIC BOTTLES, CHAIRS, SHUTTERS, ROCKS, RUGS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-306

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

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

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

**Case: CE23110645**

Address: 2740 NW 24 CT

Owner: SMITH, VIRGINIA R

Service was via posting at the property on 3/20/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY.

VIOLATIONS: 9-304(b)

THE PAVED DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEEDS TO BE REPAIRED AND OR RESURFACED.

VIOLATIONS: 9-308(a)

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THE ROOF IN THE BACK OF THE PROPERTY HAS A LARGE PLASTIC TRAP COVERING IT.

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: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CONCRETE PILLAR IS CRACKED AND BROKEN AND NEEDS TO BE REPAIRED.

Officer Proto presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$25 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day, per violation.

**Case: CE23090063**

Address: 1825 SW 23 ST

Owner: DAVIS, SCOTT EDWIN; SCOTT EDWIN DAVIS REV TR

Service was via posting at the property on 3/18/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

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

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VIOLATIONS: 18-4.(c)  
THERE ARE DERELICT VEHICLE(S) AND A TRAILER ON THE PROPERTY.

VIOLATIONS: 9-304(b)  
THERE ARE VEHICLES AND A TRAILERS PARKED ON THE GRASS/LAWN AREA.

Officer Santos presented the case file into evidence and recommended ordering compliance with 18-4.(c) within 10 days and with 9-304(b) within 35 days or a fine of \$50 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 18-4.(c) within 10 days and with 9-304(b) within 35 days or a fine of \$50 per day, per violation.

**Case: CE23120207**

Address: 1518 SE 2 CT

Owner: LOGGINS, PAULA D; YEATER, JAMES D

Service was via posting at the property on 3/20/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT LOT/PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO ROAD SIGNS PLACED/STORED ON THE VACANT LOT/PROPERTY. THIS IS A RECURRING VIOLATION AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE, (PREVIOUS CASE CE22040536) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR 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 Caracas 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: CE23120208**

Address: 1520 SE 2 CT

Owner: BRADLEY, TONY

Service was via posting at the property on 3/20/24 and at 1 East Broward Blvd. on 3/26/24.

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

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

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



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

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

**Case: CE24010653**

Address: 838 NW 4 AVE

Owner: BIOGENESIS DEVELOPMENT & GROWTH ECONOMIC COHORT LLC

Service was via posting at the property on 3/20/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 9-363

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

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

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

**Case: CE23120588**

Address: 721 NW 4 AVE 1-4

Owner: MERIDIAN PARTNERS 2 LLC

Service was via posting at the property on 3/18/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, REFER TO CASE NUMBER CE19062078. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305(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 REFER TO CASE NUMBER CE19062078. 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: 47-20.20.(H) COMPLIED

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING SPACE LINES ARE STAINED AND FADED.

VIOLATIONS: 18-1. COMPLIED

THERE IS OUTDOOR STORAGE ON THE REAR AT THIS PROPERTY CONSIST OF PLYWOOD, TRASH BAGS, DOORS, BUCKETS 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.

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

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

**Case: CE23100314**

Address: 2990 W BROWARD BLVD

Owner: 7-ELEVEN INC

Service was via posting at the property on 3/20/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS, CONSISTING OF, CLOTHING, SOILED UNDERWEAR, PLASTIC CUPS, WRAPPERS, BOTTLES, CANS, SHOPPING CART AND MISCELLANEOUS ITEMS, ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE20030268. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE, AND WILL BE FINED FROM THE FIRST DAY THE VIOLATION WAS FOUND.

Officer Moore presented the case file into evidence and recommended imposing a fine of \$200 per day for the six times the property was in violation, a total of \$1,200. The \$200 per day fine would continue until the property was in compliance.

Ms. Cannon found in favor of the City and ordered a fine of \$200 per day for the six times the property was in violation, a total of \$1,200, which will continue to accrue until the property is in compliance.

**Case: CE22100544**

Address: 3241 AUBURN BLVD

Owner: TAH 2018-1 BORROWER LLC

Service was via posting at the property on 3/20/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 18-1. COMPLIED

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A WHITE CARGO VAN WITH PINK STRIPES, LICENSE PLATE NUMBER 824 MLU, EXPIRATION DATE 1/23, IS PARKED ON THE SWALE, WITH GRASS GROWING OVER THE DRIVER'S SIDE BACK TIRE, AND THE TIRE IN LOW IN AIR.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE PALM TREE LEAVES ON THE LAWN, AND TRASH ON THE SWALE.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A WHITE AND PINK STRIPED CARGO DERELICT VAN PARKED ON THE SWALE OF THE PROPERTY.

VIOLATIONS: 9-305(b)

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

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VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED  
THERE ARE ITEMS OUTSIDE THE WEST SIDE OF THE PROPERTY, SUCH AS A WOODEN CRATE AND PLASTIC STORAGE BINS.

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

VIOLATIONS: 9-280(b) COMPLIED  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE ROOF OF THIS PROPERTY IS STAINED/DIRTY.

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

VIOLATIONS: 9-363 COMPLIED  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

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

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

**Case: CE23120050**

Address: 231 SW 31 AVE

Owner: LEDEE, LUIS; POTEAU, STEPHANIA

Service was via posting at the property on 3/21/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 18-4.(c)  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A GREY BMW IS PARKED ACROSS THE STREET ON SW 2 CT, WHICH BELONGS TO THE PROPERTY. THE PROPERTY OWNER HAS BEEN WARNED TO REFRAIN FROM PARKING HERE, AND WAS ALSO TAKEN TO SPECIAL MAGISTRATE AS A FINDING OF FACT. THIS IS A REPEAT VIOLATION PER CASE NUMBERS - CE23010098 AND CE21050219. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT COMPLIANCE IS MET, AND FINED FROM THE FIRST DAY THE VIOLATION WAS DISCOVERED.

Officer Moore presented the case file into evidence and requested imposition of a \$100 per day fine for the 10 times the property was out of compliance, a total of \$1,000. The \$100 per day fine would continue to accrue until the property was in compliance.

Ms. Cannon found in favor of the City and imposed a fine of \$100 per day for the ten days the property was out of compliance, a total of \$1,000. The \$100 per day fine will continue to accrue until the property is in compliance.

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**Case: CE23080942**

Address: 785 W DAYTON CIR

Owner: MANDELL, SAMUEL B

Service was via posting at the property on 3/20/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS ALSO VEGETATION GROWN OVER THE FRONT AND SIDES OF THE PROPERTY.

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: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK ON THE FENCE IS RUSTED AND THE FENCE POLE IS BENT OUT TOWARD THE DRIVEWAY.

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

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

**Case: CE23120510**

Address: 649 W DAYTON CIR

Owner: VILBRUN, JOSEPH; JOSEPH, ISMERA

Service was via posting at the property on 3/21/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLATIONS: 18-1. COMPLIED

THERE IS ROOFED STORAGE CONSISTING OF BOXES FILLED WITH MISCELLANEOUS ITEMS AND BOARDS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A REPEAT VIOLATION PER CASE NUMBERS CE19070545 AND CE18051469 AND WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE SWALE OF THIS PROPERTY IS MISSING GRASS. THIS IS A REPEAT VIOLATION PER CASE NUMBERS CE19070545 AND CE18051469 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT COMPLIANCE IS MET.

Officer Moore presented the case file into evidence and requested imposing a fine of \$200 per day for the five days 18-1. Had been out of compliance, a total of \$1,000 and a fine of \$200 per day for the 56 days 9-305(b) had been out of compliance, which would continue to accrue until it was in compliance.

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Ms. Cannon found in favor of the City and imposed a fine of \$200 per day for the five days 18-1. had been out of compliance, a total of \$1,000 and a fine of \$200 per day for the 56 days 9-305(b) had been out of compliance, a total of \$11,200, which would continue to accrue until it was in compliance.

**Case: CE24010998**

Address: 2130 NE 56 ST

Owner: PROGRESSIVE REALTY GROUP LLC

Service was via posting at the property on 3/21/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLETIONS: 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: CE24010616**

Address: 1106 NW 2 AVE

Owner: REECE, PATRICK

Service was via posting at the property on 3/19/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLETIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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: CE24020708**

Address: 2520 DELMAR PL

Owner: CORRALES, MICHAEL J

Service was via posting at the property on 3/19/24 and at 1 East Broward Blvd. on 3/26/24.

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

VIOLETIONS: 15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION OF CE23110779 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING REGARDLESS OF COMPLIANCE.

Officer Gavin presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited. Recurring violations would incur a \$700 per day fine.

Ms. Cannon found in favor of the City that the violation had existed as cited. Recurring violations would incur a \$700 per day fine.

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**Case: CE24030813**

Address: 1415 N FORT LAUDERDALE BEACH BLVD

Owner: PANJWANI, IQBAL; PANJWANI, SHAMSHAH

Service was via posting at the property on 3/28/24 and at 1 East Broward Blvd. on 3/26/24.

Amy Brown, Code Compliance Supervisor, testified to the following violation(s):

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

THERE IS A FLORIDA BUILDING CODE VIOLATION, BE24030123, AT THIS VACATION RENTAL PROPERTY. THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK WAS ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS. THE CITY IS REQUESTING A TEMPORARY SUSPENSION TO REMAIN IN PLACE UNTIL THE VACATION RENTAL IS REINSPECTED AND IT IS DETERMINED THAT THE VIOLATION NO LONGER EXISTS BY THE CITY.

Supervisor Brown presented the case file into evidence and recommended suspending the vacation rental certificate until the City reinspected the property to confirm compliance.

Ms. Cannon found in favor of the City and suspended the vacation rental certificate until the City reinspected the property to confirm compliance.

**Case: CE24020294**

CITATION

Address: 2442 BIMINI LN

Owner: 2442 BIMINI LANE LLC

This case was cited on 2/11/24 to comply by 2/11/24. Violations and extensions were as noted in the agenda. The property was in compliance, immediate fines totaled \$200 and the City was requesting the full fine be imposed.

Ms. Cannon imposed the \$200 fine.

**Case: CE23100781**

Address: 2313 N OCEAN BLVD

Owner: A1A N OCEAN BLVD LLC

This case was first heard on 2/29/24 to comply by 3/15/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,000 and the City was requesting \$543 be imposed.

Ms. Cannon imposed a fine of \$543 for the time the property was out of compliance.

**Case: CE23100782**

Address: 2317 N OCEAN BLVD

Owner: A1A N OCEAN BLVD LLC

This case was first heard on 2/29/24 to comply by 3/15/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,000 and the City was requesting \$672 be imposed.

Ms. Cannon imposed a fine of \$672 for the time the property was out of compliance.

**Case: CE23110376**

Address: 1919 SUNRISE KEY BLVD

Owner: D'ALESSIO, DENNIS; JOHNSON, GUY K

This case was first heard on 2/29/24 to comply by 3/15/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,100 and the City

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was requesting the full fine be imposed.

Ms. Cannon imposed the \$17,100 fine.

**Case: CE23080507**

Address: 1011 NW 45 ST

Owner: MIDDLETON, CRAIG

This case was first heard on 2/29/24 to comply by 3/10/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$3,100 fine, which would continue to accrue until the property was in compliance.

**Case: CE23020841**

Address: 181 SW 37 TER

Owner: ESTIME, ANALDO C & TAMMI-ANN C

This case was first heard on 9/12/23 to comply by 9/27/23 and 11/14/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$37,450 and the City was requesting \$7,490 be imposed.

Ms. Cannon imposed a \$7,490 fine for the time the property was out of compliance.

**Case: CE23100293**

Address: 3613 SW 12 PL

Owner: ARENAS, JACK DEMPSEY

This case was first heard on 2/13/24 to comply by 3/12/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$28,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$28,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE20080154**

VACATE OIF 9/23/2020 & REIMPOSE

Address: 2816 SW 5 ST

Owner: FYR SFR BORROWER LLC; %HAVENBROOK HOMES

This case was first heard on 8/11/20 to comply by 8/16/20. Violations and extensions were as noted in the agenda. The property was in compliance and fines had accrued to \$9,250. The City was requesting vacation of the Order Imposing the Fine dated 9/23/2020 and imposition of the full fine.

Ms. Cannon vacated the Order Imposing the Fine dated 9/23/2020 and imposed the \$9,250 fine.

**Case: CE23060728**

COMPLIED

Address: 2521 NW 30 WAY

Owner: HARVIG, KAIRI; KIBALCHENKO, MIKHAIL

This case was first heard on 9/12/23 to comply by 9/22/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,200 and the City was requesting \$3,240 be imposed.

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Ms. Cannon imposed a fine of \$3,240 for the time the property was out of compliance.

**Case: CE23050447**

Address: 2521 NW 30 WAY

Owner: HARVIG, KAIRI; KIBALCHENKO, MIKHAIL

This case was first heard on 9/12/23 to comply by 10/10/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$18,900 and the City was requesting \$3,780 be imposed.

Ms. Cannon imposed a fine of \$3,780 for the time the property was out of compliance.

**Case: CE23100002**

VACATE VIOLATION 15-278.(5)(a)

Address: 2612 KEY LARGO LN

Owner: LOUIS, PIERRE A

This was a request to vacate VIOLATION 15-278.(5)(a). Ms. Hasan said this was the result of mediation and stated one other violation would remain.

Ms. Cannon vacated VIOLATION 15-278.(5)(a).

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 45 and 46 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:

CE24020138

CE23090406

**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:

None

**Cases Closed**

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

None

**Cases Withdrawn**

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

None

**Cases with No Service**

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

None



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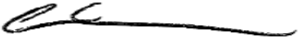
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**Respondent Non-Appearence**

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

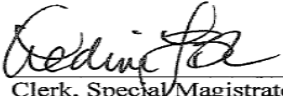
None

There being no further business, the hearing was adjourned at 12:57 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate