



CITY OF FORT LAUDERDALE

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

Staff Present:

Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Code Manager
Nadine Blue, Administrative Assistant
Tamara Lakes, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Stephanie Bass, Code Compliance Supervisor
Amy Brown, Code Compliance Supervisor
Gustavo Caracas, 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
Partrice Jolly, Senior Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Evan Oaks, Code Compliance Officer
Berstein Saimbert, Code Compliance Officer
Diego Santos, Code Compliance Officer
Jani Thelusma, Code Compliance Officer

Respondents and witnesses

CE24011004;	CE23020904 Lauren Pleffner	CE23100510:	Audrey Kent
CE24010283:	Alexander Melnikov	CE23100526:	Debra Burke
CE24010101:	George Uznis	CE24010648:	Andrei Sagdeev
CE24010206:	Christopher Gallego	CE24010079;	CE24010576: Leonor Jules
CE23070773:	Dutrick LeClair	CE24020763:	Marie Dossous; Natalia Dossous
CE24010286:	John Leder	CE24020283:	Andrea Miller
CE23090698:	Kevin Schofield	CE23120161:	Sonia Garcia Hernandez
CE24030269:	Sean Jones	CE24011043:	Maria Elena Vaca
CE24020490:	Jason Fazio	CE23070553:	Rudolph Thompson
CE23100628:	Mary Hiers; David Webb; Ian Kunath	CE23110606:	Gloria Medina; Brittany Cox
CE23020927:	Alfred Pierre	CE21100122:	Gene Leslie
CE23080068:	Dihosy Veloz	CE23100417:	Eduardo Dieter
CE24010868:	Wilbert Small	CE22040102:	James Owen
CE23090146:	Michel Vixamar; Bernadette Azor		
CE24020218:	Pierre Petit-Frere		
CE23100511:	William Ball		

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

The meeting was called to order at 9:00 A.M.

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Case: CE24020490

Address: 832 NE 16 TER

Owner: JFIVE1 LLC

Service was via posting at the property on 4/1/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 15-281.(a)

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

Officer Gavin presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$300 per day.

Jason Fazio said compliance was in process and he had already terminated the listings.

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$300 per day.

Case: CE24030269

Address: 821 NW 6 ST

Owner: SJC SISTRUNK LLC

Service was via posting at the property on 4/13/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 18-1.

COMPLIED

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.

VIOLATIONS: 47-22.3.U.1 COMPLIED

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

Officer Jolly presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 47-22.3.U.1 had existed as cited.

Sean Jones, property owner, said the tenant was responsible for the violations.

Ms. Flynn found in favor of the City that violation 47-22.3.U.1 had existed as cited.

Case: CE24010868

Address: 1112 NE 5 TER

Owner: SMALL, WILBERT

Service was via posting at the property on 4/11/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 9-280(h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR. AREAS OF THE WOOD FENCE WERE

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OBSERVED BROKEN, UNEVEN AND STAINED.

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

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY ON THE PROPERTY WAS FOUND IN DISREPAIR. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT WERE OBSERVED COVERED IN WEEDS, UNEVEN AND NOT IN A SMOOTH AND WELL GRADED CONDITION.

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

VIOLATIONS: 18-1. COMPLIED
THERE ARE STACKED ROCKS PLACED ALONG THE RIGHT OF WAY ABUTTING THIS PROPERTY IN VIOLATION OF SECTION 25-5 OF THE FORT LAUDERDALE CODE OF ORDINANCES THAT ARE CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATEN OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE.

Officer Garcia presented the case file into evidence and recommended ordering compliance with 9-305(b) within 35 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Wilbert Small said he had already applied for the fence permit.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 35 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Case: CE23090698 ORDERED TO REAPPEAR

Address: 809 COCONUT DR

Owner: SCHOFIELD, KEVIN JOHN

This case was first heard on 1/25/24 to comply by 4/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Edward Eason, Code Compliance Officer, reported the property was not in compliance and recommended a 126-day extension and ordering the respondent to attend the 8/29/24 hearing.

Kevin Schofield described his progress with compliance.

Ms. Flynn granted a 126-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/29/24 hearing.

Case: CE23080068

Address: 942 NW 14 CT

Owner: VELOZ, DIHOSY DYLAN; PERALTA REYES, DENIS

This case was first heard on 2/29/24 to comply by 3/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Edward Eason, Code Compliance Officer, reported the property was not in compliance and recommended imposition of the fine.

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Dihosy Veloz said he had been out of state for a few months but was now working on compliance.

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

Case: CE23100417

Address: 3001 N FEDERAL HWY

Owner: 3001 HOTEL LLC

This case was first heard on 1/25/24 to comply by 2/4/24 and 3/28/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,400 and the City was requesting the full fine be imposed.

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

Eduardo Dieter described his timeline for compliance and said he had complied by the deadlines.

Ms. Flynn imposed a fine of \$600 for the time the property was out of compliance.

Case: CE23090146

Address: 1137 NW 14 CT

Owner: VIXAMAR, MICHEL

Service was via posting at the property on 4/11/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 47-34.4.A.1. WITHDRAWN
THERE IS A DERELICT COMMERCIAL VEHICLE STORED ON THE RIGHT OF WAY.

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS, HOLES ON THE DRIVEWAY AND THE BLACK TOP IS FADED.

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

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS NEED TO BE PAINTED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; METALS, REFRIGERATOR, BARRELS, WOOD, MISCELLANEOUS METAL AND MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

Officer Exantus 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 \$50 per day, per violation.

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Berstein Saimbert, Code Compliance Officer, acted as interpreter for the owners, Michel Vixamar and Bernadette Azor. The owners indicated they understood and agreed with the timeframe for compliance.

Ms. Flynn 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 \$50 per day, per violation.

Case: CE23100510

Address: 1324 NE 2 AVE

Owner: KENT, AUDREY

Service was via posting at the property on 3/30/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 47-21.9.k.

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

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

Audrey Kent said when she purchased the home seven years ago, a landscape architect had suggested the river rocks because of how the area flooded. Officer Koloian said the driveway was not included in the 10% and must be permitted separately.

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

Case: CE24010286

Address: 808 NW 4 AVE

Owner: LEDER, JOHN

Service was via posting at the property on 4/1/24 and at 1 East Broward Blvd. on 4/11/24.

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.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE19062040. 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: 47-21.11.A. COMPLIED

THE LANDSCAPE CONDITIONS ON THIS PROPERTY ARE NOT BEING MAINTAINED. THERE ARE DEAD TREES, MISSING SHRUBS AND AREAS THAT REQUIRE LANDSCAPE MAINTENANCE.

VIOLATIONS: 9-304(b) COMPLIED

THE SWALE GRAVEL IS NOT BEING MAINTAINED. GRASS IS GROWING THROUGH THE GRAVEL. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE19062040. 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 Caracas presented the case file into evidence and recommended ordering compliance with 9-

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363 within 10 days or a fine of \$25 per day. He also requested a finding of fact that 9-306 and 9-304(b) had existed as cited.

John Leder said he had filed the application in January. Katrina Jordan, Code Manager, said she would investigate.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 10 days or a fine of \$25 per day. She also found for the City that 9-306 and 9-304(b) had existed as cited.

Case: CE23120161

Address: 1627 NE 12 ST

Owner: COLMENAREE, ARMONDO J GARCIA HERNANDEZ, SONIA M

This case was first heard on 3/12/24 to comply by 3/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patt Gavin, Code Compliance Officer, recommended imposition of the fine.

Sonia Hernandez said they had removed the listing while applying for the certificate.

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

Case: CE22040102

Address: 5771 NE 14 AVE

Owner: SOUTHERN FLORIDA WASTE LLC

Service was via posting at the property on 3/30/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 18-1. COMPLIED

THERE ARE FEEDING BOWLS ALONG THE FRONTAGE 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 FADED GREEN TRIM, STAINS ON THE EXTERIOR SURFACES AND BROKEN PARTS.

VIOLATIONS: 47-21.15.A

TWO BLACK OLIVE TREES WERE REMOVED ALONG NE 14 AVE WITHOUT THE REQUIRED PERMIT PRIOR TO REMOVAL.

VIOLATIONS: 47-21.11.A. COMPLIED

THERE ARE BARE AREAS ON THE SWALE.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHoles AND CRACKS/BREAKS IN THE OFF-STREET PARKING AREA.

Officer Thelusma presented the case file into evidence and recommended imposing a \$300 fine for 47-21.15.A and ordering the owner to pull the after-the-fact permit within 60 days and ordering compliance with 9-306 and 47-20.20.(H) within 35 days or a fine of \$100 per day, per violation.

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James Owen agreed to comply.

Ms. Flynn found in favor of the City and imposed a \$300 fine for 47-21.15.A and ordered the owner to pull the after-the-fact permit within 60 days, and ordered compliance with 9-306 and 47-20.20.(H) within 35 days or a fine of \$100 per day, per violation.

Case: CE23070553

Address: 1795 LAUDERDALE MANOR DR

Owner: THOMPSON, RUDOLPH THOMPSON, DERRICK ET AL

This case was first heard on 2/29/24 to comply by 3/10/24 and 3/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Rudolph Thompson said he was complying violations as he could afford it. He said others were causing the landscaping issues. Stephanie Bass, Code Compliance Supervisor, agreed to speak with Mr. Thompson about possible solutions.

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

Case: CE24010648

VACATE OIF 3/28/2024

Address: 1428 NE 2 AVE

Owner: MAXHAUS LLC

This case was first heard on 3/28/24 to comply by 3/28/24. Violations and extensions were as noted in the agenda. The property was in compliance, and the City was requesting to vacate the Order Imposing the fine dated 3/28/24 and a then finding of fact that violations 9-305(b) and 9-280(h) (1) had existed as cited.

Andrei Sagdeev agreed.

Ms. Flynn vacated the Order Imposing the fine dated 3/28/24 and a found for the City that violations 9-305(b) and 9-280(h) (1) had existed as cited.

Case: CE23110606

Address: 2224 SW 13 ST

Owner: MEDINA, DENNIS R & GLORIA MA

Service was via posting at the property on 3/28/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 9-305(b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22040284. 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: 9-306 COMPLIED

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

VIOLATIONS: 9-304(b) COMPLIED

THE CONCRETE DRIVEWAY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS, UNEVEN

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PAVERS AND IS STAINED WITH DIRT/OIL.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE GATE FENCE IN FRONT OF THE PROPERTY IS STAINED.

Officer Saimbert 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.

Gloria Medina and Brittany Cox agreed.

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

Case: CE23100511

Address: 1321 NE 2 AVE

Owner: BALL, WILLIAM CHRIS

Service was via posting at the property on 3/30/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 47-21.9.K.
DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS LOCATION IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA.

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

William Ball requested 60 days because a tenant was leaving soon.

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

Case: CE24010283

Address: 713 NW 4 AVE

Owner: STS GROUP USA INC

Service was via posting at the property on 4/1/24 and at 1 East Broward Blvd. on 4/11/24.

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 CE21030825. 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 INCLUDING THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21030825. 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: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 MULTI-FAMILY ZONE PROPERTY. THERE IS A REFRIGERATOR, CONES, PIPES AND PLYWOOD NOT SCREENED FROM VIEW.

VIOLATIONS: 9-306 COMPLIED

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THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE WHITE STRUCTURAL BUILDING ON THE REAR IS STAIN.

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING SPACES ARE FADED, HAVE OIL STAINS AND DISCOLOR WHEEL STOPS, PARKING LINES AND CURB.

Officer Caracas 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.

Alexander Melnikov agreed.

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

Case: CE23100526 ORDERED TO REAPPEAR
Address: 1332 NE 2 AVE
Owner: BURKE, DEBRA L

This case was first heard on 3/28/24 to comply by 4/25/24 and 5/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Dorian Koloian, Senior Code Compliance Officer, said three of the original six violations remained and objected to any further extension.

Debra Burke said most of the work had been done. Ms. Hasan noted that violations 9-304(b) and 9-306 had a deadline of 5/31/24. Fines for 9-305(b) would begin to accrue on 4/26/24.

Ms. Flynn granted a 10-day extension for 9-305(b) only, during which time no fines would accrue.

Case: CE24011043
Address: 1731 SE 13 ST
Owner: VACA, MARIA ELENA H/E; VACA, ELENA C EST

Service was via posting at the property on 3/29/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 47-19.3(h)
THERE IS A WATERCRAFT DOCKED AT THE REAR OF THIS RS.8 RESIDENTIAL PROPERTY IN SUCH A POSITION THAT CAUSES IT TO EXTEND BEYOND THE SIDE SETBACK LINES OF 5 FEET. SAILING VESSEL BELEZA HAILING PORT FORT LAUDERDALE FL IS REGISTERED WITH THE U.S. COAST GUARD AT 63.4 FEET IN LENGTH. THE PROPERTY IS 70 FEET WIDE MAKING THE MAXIMUM PERMISSIBLE VESSEL LENGTH 60 FEET. THIS IS A RECURRING VIOLATION PER CASE CE23110331. THIS CASE WILL BE SCHEDULE FOR SPECIAL MAGISTRATE WHETHER OR NOT THE CASE COME INTO COMPLIANCE PRIOR TO THE HEARING DATE.

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

Maria Elena Vaca said the vessel had been removed.

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

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Case: CE23100628

ORDERED TO REAPPEAR

Address: 832 NW 17 AVE

Owner: HIERS, MARY M

This case was first heard on 1/25/24 to comply by 4/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Dorian Koloian, Senior Code Compliance Officer, said the violations remained and objected to any further extension.

David Webb stated someone had purchased the home "as is" and they were informed not to remove the shutters. Ian Kunath, the buyer, said they would replace all the windows and doors, which were broken. He requested additional time and Officer Koloian agreed to 63 days.

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

Case: CE24020218

Address: 1317 NE 4 AVE

Owner: AGAPE CHURCH OF GOD INC

Service was via posting at the property on 4/11/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 47-19.5.D.5.

THE BUFFER WALL AT THIS PROPERTY WAS FOUND IN DISREPAIR. THERE ARE AREAS OF THE BUFFER WALL THAT ARE DISCOLORED AND STAINED.

VIOLATIONS: 47-19.5.E.7. COMPLIED

THE METAL FENCE ON THE PROPERTY WAS FOUND IN DISREPAIR. THE METAL FENCE WAS OBSERVED BENT TO THE GROUND, FALLING AND WITHOUT PROPER SUPPORT.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO INDOOR FURNITURE, SHOPPING CARTS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-20.20.(H)

THE PARKING FACILITY AT THE PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE PARKING FACILITY THAT HAVE BROKEN CURBS, DEAD LANDSCAPE, POTHOLES, UNEVEN SURFACES AND AREAS COVERED WITH NON-DUSTLESS MATERIALS.

VIOLATIONS: 9-306 WITHDRAWN SEE CASE CE16060778

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS WERE OBSERVED 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 ITS SWALE.

VIOLATIONS: 47-19.4.D.8.

THE WOODEN DUMPSTER ENCLOSURE IS NOT BEING MAINTAINED AT THIS LOCATION. THE DUMPSTER ENCLOSURE WAS OBSERVED TO HAVE BROKEN SLOTS, MISSING SUPPORT AND LEANING.

VIOLATIONS: 9-280(b) WITHDRAWN SEE CASE CE16060778

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE SEVERAL BROKEN WINDOWS AND GLASS DOORS OBSERVED ON THE PROPERTY.

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VIOLATIONS: 18-8.(b)

THERE ARE STRUCTURES ON THE PROPERTY THAT WERE BOARDED WITHOUT FIRST OBTAINING A BOARDING CERTIFICATE.

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 Garcia presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 18-8.(b) within 10 days, with 47-20.20.(H) within 63 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Pierre Petit-Frere, pastor, said he understood.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) and 18-8.(b) within 10 days, with 47-20.20.(H) within 63 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Case: CE24010101

Address: 720 ISLE OF PALMS DR

Owner: QUARTERMAN, LISA M

Service was via posting at the property on 3/30/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 47-5.30

THERE IS A BASKETBALL HOOP INSTALLED WITHIN THE 25 FT FRONT YARD SETBACK WHICH IS PROHIBITED PER SECTION 47-5.30 AT THIS RS 4.4 ZONED PROPERTY.

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

George Uznis, neighbor, said the hoop was being used by people who did not live at the home.

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

Case: CE23020904

ORDERED TO REAPPEAR

Address: 201 S FORT LAUDERDALE BEACH BLVD

Owner: TRD OF FORT LAUDERDALE LLC

This case was first heard on 3/28/24 to comply by 4/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Dorian Koloian, Senior Code Compliance Officer, said only 9-305(a) was in compliance; the other three violations remained. She opposed any extension.

Lauren Pleffner said she had met with Officer Koloian regarding what must be done to comply. She explained their efforts to comply and requested 30 days. Officer Koloian agreed to 35 days, and ordering the respondent to attend the 5/3/24 hearing.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/30/24 hearing.

Case: CE24011004

Address: 527 ORTON AVE

Owner: GROUP LATITUDE LLC

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Service was via posting at the property on 3/30/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 25-7 COMPLIED
THERE ARE BOULDERS PLACED IN THE SWALE AREA IN FRONT OF THIS PROPERTY.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. INCLUDING BUT NOT LIMITED TO A CHRISTMAS TREE, AND TARP HANGING FROM THE FENCE AS WELL AS OVERGROWTH OF WEEDS AND OR GRASS. THIS IS A RECURRING VIOLATION. REFERENCE CASE NUMBER CE23100120. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING TO OBTAIN A FINDING OF FACT.

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

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

Lauren Pleffner agreed.

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

Case: CE24010576

Address: 1461 NW 20 CT 1-2

Owner: JULES, LEONOR

Service was via posting at the property on 4/10/24 and at 1 East Broward Blvd. on 4/11/24.

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; REFRIGERATOR, PLASTIC DRUMS, TOILET SEATS AND MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

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

VIOLATIONS: 9-304(b)
THE PARKING LOT IS IN DISREPAIR. THERE ARE CRACKS, HOLES IN THE PARKING LOT AND THE BLACKTOP IS FADED.

Officer Exantus 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.

Leonor Jules agreed to comply. He said the trash had already been removed.

Ms. Flynn 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.

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Case: CE24010206

CITATION

Address: 733 NE 2 AVE

Owner: AP FLAGLER UPTOWN LLC

This case was cited on 1/4/24 to comply by 1/4/24. Violations and extensions were as noted in the agenda. The property was not in compliance, there was an immediate fine of \$300 and the City was requesting the full fine be imposed. No appeal had been received.

Gustavo Caracas, Code Compliance Officer, recommended imposition of the fine for the irreparable violation.

Christopher Gallego said he had not filed an appeal.

Ms. Flynn imposed the \$300 fine.

Case: CE21100122

ORDERED TO REAPPEAR

Address: 2800 NW 20 ST

Owner: LESLIE, G W & HELEN R

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

Patrice Jolly, Senior Code Compliance Officer, said two of the original four violations remained. He had referred the owners to Rebuilding Broward for help, but they were currently backed up by six weeks.

Gene Leslie was present. Ms. Hasan suggested a 91-day extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/25/24 hearing.

Case: CE23020927

Address: 901 SW 22 AVE

Owner: PIERRE, MARIE & ALFRED

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 \$8,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Diego Santos, Code Compliance Officer, said violation 9-305(b) still existed and noted the owner must add gravel to the swale and grass to the front of the property where he had removed some shrubbery. He recommended imposition of the fine.

Bovary Exantus, Code Compliance Officer, acted as interpreter for the owner, Alfred Pierre. Mr. Pierre requested 63 days.

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

Case: CE24020763

Address: 1445 NW 1 AVE

Owner: DOSSOUS, MARIE H/E; DOSSOUS, NATALIA

Personal service was accepted on 4/11/24. Service was also via posting at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 9-280(h)(1)

THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE FENCE WERE OBSERVED COVERED IN OVERGROWTH, BROKEN AND RIPPED SCREENS, BROKEN PORTIONS OF THE FENCE AND MISSING SUPPORT. THIS IS A RECURRING VIOLATION THAT HAS BEEN PREVIOUSLY CITED UNDER CASE CE22070627. 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: 18-12.(a)

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO PLASTIC CONTAINERS, CHEMICAL CONTAINERS, LADDERS AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION THAT WAS PREVIOUSLY CITED UNDER CASE CE22040509. 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.

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

Bovary Exantus, Code Compliance Officer, acted as interpreter for the owners, Marie Dossous and Natalia Dossous. Ms. Dossous indicated everything had already been taken care of.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(h)(1) within 35 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Case: CE23070773

Address: 740 NW 20 AVE

Owner: LECLAIR, DUTRICK

Service was via posting at the property on 4/4/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 18-4.(c)

THERE ARE TWO DERELICT VANS BEING STORED ON THE PROPERTY WITH FLAT TIRES.

VIOLATIONS: 18-12.(a)

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. CONSTRUCTION MATERIALS SUCH AS WOOD, BUCKETS, METAL AND OTHER ITEMS ARE BEING STORED THROUGHOUT THE PROPERTY. THIS IS A NON-PERMITTED USE PER ULDR REGULATIONS.

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 Jolly presented the case file into evidence and recommended ordering compliance with 18-4.(c) and 18-12.(a) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

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Dutrick LeClair requested 90 days. He said there was a building permit for the property. Ms. Hasan suggested ordering the respondent to attend the 7/25/24 hearing for a status report on the construction.

Ms. Flynn found in favor of the City and ordered compliance with 9-306 within 91 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 7/25/24 hearing.

Manuel Garcia, Code Compliance Officer, recognized Partrice Jolly, Senior Code Compliance Officer and stated it was his last hearing. He thanked him for the six years he had given the City and the Department.

Ms. Flynn took a brief recess.

Case: CE24020841

Address: 551 N FORT LAUDERDALE BEACH BLVD

Owner: FLB HOTEL LLC

Service was via posting at the property on 3/29/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 25-4

THERE IS A BEACH TOWEL CART OBSTRUCTING THE SIDEWALK ALONG A1A AT THIS LOCATION.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 48 hours or a fine of \$500 per day.

Ms. Flynn found in favor of the City and ordered compliance within 48 hours or a fine of \$500 per day.

Case: CE23090821

Address: 412 SE 9 ST 1-4

Owner: SCHWARTZ, NORMAN; SCHWARTZ, JOSHUA

Service was via posting at the property on 3/29/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 47-19.9 COMPLIED

THERE IS OUTDOOR STORAGE (BASKETBALL HOOP) AT THIS PROPERTY ALONG SE 9TH CT.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-363

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

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 9-363 within 10 days and with 9-305(b) within 35 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 10 days and with 9-305(b) within 35 days or a fine of \$100 per day, per violation.

Case: CE23120392

Address: 910 SE 17 ST

Owner: 17 FLL HOLDINGS LLC; %DOBLMEIER, MINA

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Service was via posting at the property on 3/27/24 and at 1 East Broward Blvd. on 4/11/24.

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

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

VIOLATIONS: 18-1. COMPLIED
GRAFFITI HAS BEEN PAINTED ON THE SHIPPING CONTAINER.

VIOLATIONS: 47-19.2.HH.II.1
THERE ARE SHIPPING CONTAINERS BEING USED FOR STORAGE AT THIS B-1 BUSINESS ZONE PROPERTY.

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A TREE STUMP ON THE CORNER INTERSECTION OF THIS PROPERTY ON SE 17TH ST.

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

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

Case: CE24030014

Address: 1760 RIVERLAND RD

Owner: BURNS, JOEL H/E; CESARE, JANINE M

Service was via posting at the property on 3/29/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE SUBJECT PROPERTY IS BEING UTILIZED AND ADVERTISED AS AN EVENT/VENUE WHICH IS NOT A PERMITTED USE UNDER SECTION 47-5.11 OF THE CITY OF FORT LAUDERDALE UNIFIED LAND DEVELOPMENT REGULATIONS CODE OF ORDINANCES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22060504. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

Case: CE24010698

Address: 1006 NE 13 ST

Owner: FLORIDA EAST COAST RAILWAY LLC

Service was via posting at the property on 4/10/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 18-12.(a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. ITEMS CONSIST OF RUBBER TIRES, TREE LIMBS, PILES OF CONCRETE, DISCARDED METAL SIGNS AND LITTER ALONG N.FLAGER DRIVE FROM SUNRISE BLVD TO NE 12 STREET.

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

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

Case: CE24020671

Address: 214 SW 2 ST

Owner: SECOND CITY ENTERTAINMENT CO

Service was via posting at the property on 3/30/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 18-1.

THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION FROM CASE CE23031009 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. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE24010354

Address: 911 SW 11 AVE

Owner: NOBSMARINA INC

Service was via posting at the property on 3/30/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 9-304 (b)

THERE ARE AT LEAST 3 TRAILERS PARKED ON THE BACKYARD GRASS/LAWN AREA.

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

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

Case: CE24010643

Address: 819 NW 4 AVE

Owner: GOMEZ, SONYA

Service was via posting at the property on 4/1/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY HAS WEEDS GROWING THROUGH IT AND IS NOT WELL-DEFINED. THE PARKING AREA REQUIRES TO BE REGRAVELED AND DEFINED IN ORDER TO HAVE VEHICLES PARK

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ON THE EXISTING DRIVEWAY AREA.

VIOLATIONS: 9-308(b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. ROOF WOULD HAVE TO BE SWEEPED AND CLEANED FROM TREE DEBRIS.

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

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

Case: CE24010646

Address: 831 NW 4 AVE

Owner: 831 NW 4TH AVE LLC

Service was via posting at the property on 4/1/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 9-280(h)(1)

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

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 THE PROPERTY AND SWALE/RIGHT-OF-WAY AREA.

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

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

Case: CE24010875

Address: 834 NW 3 AVE 1-2

Owner: PROGRESSO VICTORIA LLC

Service was via posting at the property on 4/1/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT BEING MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS OIL STAINS. THERE ARE WHEEL STOPS AND PARKING LINES THAT ARE FADED.

VIOLATIONS: 9-363 COMPLIED

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

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

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

Case: CE24010654

Address: 900 NW 4 AVE

Owner: CDH MANAGEMENT LLC

Service was via posting at the property on 4/1/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 9-280(h) (1)

THE FRONT MAIN ENTRANCE FENCE AT THIS VACANT LOT/PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE19062098, CE23020024) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day. He said he had met with three different property managers to inform them about the fence violation.

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

Case: CE24010655

Address: 909 NW 4 AVE

Owner: COHEN, BRADFORD

Personal service was accepted on 4/1/24. Service was also via posting at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY ENTRANCE NEEDS TO BE REPLENISHED WITH GRAVEL. THIS IS A RECURRING VIOLATION OF CE19062039 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT 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. THIS IS A RECURRING VIOLATION OF CE19062039 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT 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 OF CE19062039 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT 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 UNDER THE CARPORT AREA THAT INCLUDES BUT NOT LIMITED TO A REFRIGERATOR AND SOFA.

Officer Caracas presented the case file into evidence and said the violations were now in

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compliance. He requested a finding of fact that violations 9-304(b), 9-305(b) and 9-306 had existed as cited.

Ms. Flynn found in favor of the City that violations 9-304(b), 9-305(b) and 9-306 had existed as cited.

Case: CE23020086

Address: 1693 LAUDERDALE MANOR DR

Owner: SIKTIR CORP

Service was via posting at the property on 4/10/24 and at 1 East Broward Blvd. on 4/11/24.

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 CONSISTING OF A TIRE AND A BLACK GARBAGE BAG ON THE FRONT PORCH. THERE IS WINDOW SCREENING, A CINDER BLOCK, TRASH AND A BROKEN MAILBOX ON THE SWALE.

VIOLATIONS: 9-280(h)(1)

THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE HAS MISSING, BROKEN PARTS, SUPPORT BAR IS BENT AND DISCONNECTED.

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 PROPERTY AND SWALE AREA.

VIOLATIONS: 9-306 COMPLIED

THERE ARE BUILDING PARTS AT THIS PROPERTY, THE FASCIA IS STAINED AND DIRTY.

VIOLATIONS: 9-313(a) COMPLIED

THE HOUSE ADDRESS NUMBERS ARE NOT DISPLAYED OR VISIBLE FROM THE RIGHT OF WAY.

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

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

Case: CE23120566

Address: 1450 NW 22 CT 1-3

Owner: COSTE, FRANK

Service was via posting at the property on 4/11/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE MULTIPLE DERELICT VEHICLES SUCH AS A WHITE BMW WITH AN EXPIRED TAG, A WHITE ACURA WITH FLAT TIRES AND MISSING TAG, AND A YELLOW FORD WITH NO TAG STORED ON THIS PROPERTY.

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

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

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Case: CE23120709

Address: 1201 NW 10 PL

Owner: JOHNSTON, JULIAN

Service was via posting at the property on 4/11/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS WORN THROUGH. GRASS AND WEEDS ARE GROWING THROUGH IT.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-280 (h) (1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS A PART OF THE CHAIN LINK FENCE THAT HAS BROKEN AND MISSING SECTIONS.

VIOLATIONS: 24-27.(b)

WITHDRAWN

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

Officer Exantus presented the case file into evidence and recommended ordering compliance 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. Flynn 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: CE24010970

Address: 1748 E COMMERCIAL BLVD

Owner: DA FA REALTY LLC

Service was via posting at the property on 3/30/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 24-29.(a)

THERE IS A (2) CUBIC YARD DUMPSTER OVERFLOWING IN THE REAR OF THIS PROPERTY WITH TRASH NOT MAINTAINED.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN THE REAR OF THIS PROPERTY.

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

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

Case: CE24020037

Address: 6300 NW 9 AVE

Owner: 6300 POWERLINE SHOPPING LLC

Service was via posting at the property on 3/30/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 47-22.9.

A SIGN (PINK LOTUS SPA MASSAGE) HAS/HAVE BEEN PLACED/ERECTED ON SWALE/RIGHT-OF-WAY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE23120037. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

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

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

Case: CE24020035

Address: 5861 NE 14 TER

Owner: REILLY,FRANK V JR H/E; ROCHE,MYRNABEL

Service was via posting at the property on 4/4/24 and at 1 East Broward Blvd. on 4/11/24.

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)

THE ROOF IS STAINED/DIRTY/MILDEWED/STAINED OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 18-11

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

Officer Thelusma presented the case file into evidence and recommended ordering compliance with 9-308(b) within 35 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-308(b) within 35 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

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Case: CE24020038

Address: 5371 NE 17 TER

Owner: 2018-3 IH BORROWER LP; % INVITATION HOMES - TAX DEPT

Service was via posting at the property on 3/30/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE (WHITE GMC SAVANA WITH NO LICENSE PLATE AFFIXED) PARKED ON LAWN IN FRONT OF PROPERTY. HOWEVER, THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE24010546. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 9-305(b) COMPLIED

THE LANDSCAPING AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE IS MISSING AND/OR BARE LAWN COVER IN FRONT OF THE PROPERTY.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA IN FRONT OF PROPERTY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22100828. 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 said the violations were now in compliance. She requested a finding of fact that violations 18-4.(c) and 9-304(b) had existed as cited.

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

Case: CE23100508

Address: 1340 NE 2 AVE

Owner: SWEENEY, SHIRLEY J; SHIRLEY J SWEENEY REV TR

Service was via posting at the property on 3/30/24 and at 1 East Broward Blvd. on 4/11/24.

Jean Claude Noel, 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 TO INCLUDE THE SWALE. THERE ARE WEEDS GROWING THROUGH THE GRAVEL ON THE SWALE.

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. TO INCLUDE BUT NOT LIMITED TO THE HURRICANE SHUTTERS, CONCRETE PATIO AND THE WALKWAY LEADING TO THE FRONT STEPS

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE WEEDS/GRASS GROWING THROUGH THE GRAVEL.

VIOLATIONS: 9-308(b)

THE ROOF IS DIRTY AND STAINED. THERE ARE ELEMENTS WHICH ARE NOT PERMANENT ON THE ROOF.

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

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

Case: CE23110719

Address: 1245 NW 1 AVE

Owner: 1245 NW LLC

Service was via posting at the property on 3/30/24 and at 1 East Broward Blvd. on 4/11/24.

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. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE21080523. 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: 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: 9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING SECTIONS OF THE FENCE.

VIOLATIONS: 9-308(b)

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

VIOLATIONS: 9-304(b)

THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE AREAS IS STAINED WITH DIRT AND OTHER DEBRIS.

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: 18-1. COMPLIED

THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT NOT LIMITED TO A PORTA POTTY THIS IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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 35 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

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Case: CE23120713

STIPULATED AGREEMENT

Address: 721 NW 22 RD

Owner: 721 NW 2 ROAD LLC

Service was via posting at 1 East Broward Blvd. on 4/11/24.

VIOLATIONS: 9-280(h) (1) 35 DAYS @ \$100
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: 9-305(a) 35 DAYS @ \$100
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

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

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 35 days or a fine of \$100 per day, per violation would begin to accrue.

Case: CE23070452

Address: 741 NW 15 WAY

Owner: GABRIELA'S INVESTMENT LLC

Service was via posting at the property on 4/4/24 and at 1 East Broward Blvd. on 4/11/24.

Patrice Jolly, 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.

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

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY IS WORN. THERE IS GRASS AND VEGETATION GROWING BETWEEN THE ROCKS.

VIOLATIONS: 9-306 COMPLIED
STRUCTURAL PARTS INCLUDING THE FASCIA IS IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 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) COMPLIED
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE STORAGE ROOM ATTACHED TO THE BACK OF THE HOUSE IS DILAPIDATED. THE EXTERIOR WALLS ARE ROTTEN AND THE ROOF HAS CAVED IN.

VIOLATIONS: 47-34.1.A.1. COMPLIED

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ILLEGAL LAND USE IS OCCURRING AT THIS RD-15 ZONED RESIDENTIAL PROPERTY. THERE IS A STACK OF LUMBER BEING STORED IN THE REAR OF THE PROPERTY.

Officer Jolly 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. Flynn 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: CE23090664

Address: 1132 NW 5 CT 2

Owner: PAJJ INVESTMENTS LLC

Service was via posting at the property on 4/4/24 and at 1 East Broward Blvd. on 4/11/24.

Patrice Jolly, Senior 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 ABUTTING ALLEYWAY. THIS IS A RECURRING VIOLATION PER CASE CE22030564. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

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

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

VIOLATIONS: 9-280 (b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILINGS IN UNIT FOUR SHOW SIGNS OF WATER DAMAGE. THERE IS A LARGE CRACK, THE PAINT IS FALLING OFF, AND THERE IS A LARGE YELLOW WATER SPOT WHERE THE CRACK IS. THERE ARE ALSO HOLES IN THE WALLS WHERE RODENTS HAVE CHEWED THROUGH THE DRYWALL.

VIOLATIONS: 9-280 (f) COMPLIED

THE BATHTUB FLOOR IS COMPLETELY RUSTED THROUGH AROUND THE DRAIN AND THERE IS A LARGE HOLE THAT CAN CAUSE DAMAGE OR HARM TO SOMEONE USING THE SHOWER.

VIOLATIONS: 9-278 (C) COMPLIED

THERE ARE ELECTRICAL OUTLETS BEHIND THE STOVE AND OTHER PLACES THROUGHOUT THE UNIT THAT DO NOT HAVE COVER PLATES.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE ON THE WEST SIDE OF THE PROPERTY HAS SECTIONS WHERE THE MESH AND POSTS HAVE SEPARATED FROM EACH OTHER.

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

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

Case: CE23110262

Address: 516 NW 19 AVE

Owner: PALMER, ALEX M H/E; PALMER, JOHN MILLER LE

Service was via posting at the property on 4/4/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 18-1.

THERE IS ROOFED OUTDOOR STORAGE OF TIRES, BUCKETS, AND OTHER MISCELLANEOUS ITEMS STORED 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: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. A LARGE AMOUNT OF TRASH AND MISCELLANEOUS ITEMS ARE BEING STORED IN THE YARD NEXT TO THE CARPORT. THIS IS NOT A PERMITTED LAND USE IN AN RS-8 ZONED RESIDENTIAL PROPERTY PER ULDR REGULATIONS.

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 YARD AND SWALE.

VIOLATIONS: 9-304(b)

THE ASPHALT DRIVEWAY IS FADED AND HAS OIL STAINS ON IT.

VIOLATIONS: 24-27.(b)

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

Officer Jolly presented the case file into evidence and recommended ordering compliance with 9-305(b) and 9-304(b) within 35 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance w with 9-305(b) and 9-304(b) within 35 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Case: CE24020847

Address: 1615 NW 8 AVE

Owner: GEFFRARD, ALANS

Service was via posting at the property on 4/11/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION OF CASE CE21100163 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER BROUGHT IN COMPLIANCE OR NOT.

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 Garcia presented the case file into evidence and recommended ordering compliance with 9-305(b) within 35 days or a fine of \$200 per day, and imposing a fine \$7,400 [\$200 per day] for the 37 days 18-12.(a) had already been out of compliance, which would continue to accrue at \$200 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 35 days or a

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fine of \$200 per day, and imposed a fine \$7,400 [\$200 per day] for the 37 days 18-12.(a) had been out of compliance, which would continue to accrue at \$200 per day.

Case: CE24010405 STIPULATED AGREEMENT

Address: 1242 NW 2 AVE

Owner: BAUMANN, STEVEN KENDALL, VAN

Service was via posting at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 9-304(b) 63 DAYS @ \$100
THE DRIVEWAY ON THE PROPERTY IS IN COMPLETE DISREPAIR. THERE ARE AREAS OF UNEVEN SURFACES, POTHOLES AND CRACKS.

VIOLATIONS: 9-280(h)(1) 63 DAYS @ \$100
THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE WAS OBSERVED FALLING AND UNEVEN WITHOUT ANY SUPPORT.

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.

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

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

Case: CE24010452

Address: 1030 NW 6 AVE

Owner: 1030 NW 6 AVENUE #1-2 LAND TR; WARD, TARIN TRUSTEE

Service was via posting at the property on 4/11/24 and at 1 East Broward Blvd. on 4/11/24.

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

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

VIOLATIONS: 9-280(h) COMPLIED
THE AREAS INCLUDING BUT NOT LIMITED TO THE PARKING AREA AND WALKWAY ON THE PROPERTY WERE FOUND STAINED WITH ELEMENTS THAT ARE NOT PERMANENT TO THE SURFACES.

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING AREA AT THIS RD-15 ZONED PROPERTY WAS FOUND IN DISREPAIR. THERE ARE UNEVEN AREAS CONSISTING OF POTHOLES AND CRACKS ON THE SURFACE.

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

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

Case: CE24020074

Address: 581 NW 17 PL

Owner: BUKVA, MARKO; CHU, HOPE

Service was via posting at the property on 4/11/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE AT THE REAR CONSISTING OF BUT NOT LIMITED TO A DISH WASHER AND TWO LAUNDRY MACHINES.

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

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

Case: CE24020205

Address: 1138 NE 5 TER

Owner: WASSERMAN, THOMAS, B & ROBYN T

Service was via posting at the property on 4/11/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 47-20.20.(H)

THE PARKING AREAS AT THIS RMM-25 ZONED PROPERTY WAS FOUND IN DISREPAIR. THERE ARE AREAS OF UNEVEN SURFACES, CRACKS AND PORTIONS THAT ARE COVERED IN A NON-DUSTLESS MATERIAL.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-280(b) COMPLIED

THE EXTERIOR DOORS HAVE NOT BEEN MAINTAINED. THE DOORS AT THE PROPERTY WERE OBSERVED STAINED.

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-280(h)(1)

THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED

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AS REQUIRED. THE CHAIN-LINK FENCE WAS OBSERVED BROKEN ALONG WITH THE GATE BEING UNHINGED AND UNSECURED.

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

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

Case: CE24030250 STIPULATED AGREEMENT

Address: 1240 NW 6 AVE 1-2

Owner: TIMOTHY D HEFFNER TR; %GIBSON GROUP

Service was via posting at 1 East Broward Blvd. on 4/11/24.

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.

VIOLATIONS: 18-12.(a) 10 DAYS @ \$100
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS VIOLATION WAS CITED ON JULY 27, 2022 UNDER CASE NUMBER CE22070547 AND AGAIN ON OCTOBER 8, 2022 UNDER CASE NUMBER CE22100264. 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(a) 10 DAYS @ \$100
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY AND OBSTRUCTS TRAFFIC CONTROL DEVICES AND THE SAFE AND CONVENIENT PEDESTRIAN MOVEMENT ALONG NW 13 ST. THIS VIOLATION WAS CITED ON JULY 27, 2022 UNDER CASE NUMBER CE22070547. 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: 9-313.(a) COMPLIED
THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO PLASTIC CONTAINERS, BASKETBALL HOOP, KIDS TOYS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-20.20.(H) COMPLIED
THE PARKING AREA AT THIS RDS-15 ZONED PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED TO HAVE UNEVEN SURFACES, CRACKS, FADED PARKING STRIPES, POTHOLES AND COVERED IN A NON-DUSTLESS MATERIAL.

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

VIOLATIONS: 9-305(b) 35 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: 9-280(h)(1) 35 DAYS @ \$100
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS

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REQUIRED. AREAS OF THE WOOD FENCE WERE OBSERVED BROKEN, ROTTED AND WITHOUT SUPPORT.

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

The City had a stipulated agreement with the owner to comply 9-305(b) and 9-280(h)(1) within 35 days and 9-363, 18-12.(a) and 9-305(a) within 10 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance with 9-305(b) and 9-280(h)(1) within 35 days and 9-363, 18-12.(a) and 9-305(a) within 10 days or a fine of \$100 per day, per violation.

Case: CE24020839

Address: 1517 NE 17 TER

Owner: HAPPY SEAHORSE LLC

Service was via posting at the property on 4/1/24 and at 1 East Broward Blvd. on 4/11/24.

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

VIOLATIONS: 15-278(7)
THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY, CERTIFICATE NUMBER, AND/OR SEXUAL PREDATOR VERBIAGE. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM.

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

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

Case: CE24031027

Address: 6721 NW 34 AVE

Owner: 6721 NW LLC

Service was via posting at the property on 4/3/24 and at 1 East Broward Blvd. on 4/11/24.

Evan Oaks, 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 Oaks presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited and a future violation would incur a \$500 per day fine.

Ms. Flynn found in favor of the City that the violation had existed as cited and a future violation would incur a \$500 per day fine.

Case: CE24030279

Address: 1508 SW 22 ST

Owner: CHIPPENDALE, JOHN

Service was via posting at the property on 3/28/24 and at 1 East Broward Blvd. on 4/11/24.

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Evan Oaks, 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 CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE23080347) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

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

Case: CE24020283

Address: 1516 SW 25 ST

Owner: EDWARDS, CLYDE A H/E MILLER, ANDREA I

Service was via posting at the property on 3/28/24 and at 1 East Broward Blvd. on 4/11/24.

Evan Oaks, 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 Oaks presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$300 per day.

Andrea Miller said the property was not currently being used as a vacation rental.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$300 per day.

Case: CE23090256

Address: 1520 SW 5 ST

Owner: DELATOUR, SARAH MARIE

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 in compliance, fines had accrued to \$1,150 and the City was requesting \$552 be imposed.

Ms. Flynn imposed a fine of \$552 for the time the property was out of compliance.

Case: CE23110047

Address: 1307 SW 24 AVE

Owner: MILO, DONNA E

This case was first heard on 2/29/24 to comply by 3/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

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Case: CE23090147

Address: 1312 NW 3 ST

Owner: BROWARD TANGO VILLAGE LLC

This case was first heard on 2/29/24 to comply by 3/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,600 fine, which would continue to accrue until the property was in compliance.

Case: CE23100721

Address: 1125 N ANDREWS AVE

Owner: KASOKER, LIEL

This case was first heard on 2/29/24 to comply by 3/10/24 and 3/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,400 fine, which would continue to accrue until the property was in compliance.

Case: CE24010596

CITATION

Address: 1425 NE 2 AVE

Owner: CHITTY, STEPHEN W

This case was cited on 1/18/24 to comply by 3/18/24. Violations and extensions were as noted in the agenda. The property was not in compliance, there was an immediate fine of \$150 and the City was requesting the full fine be imposed. No appeal had been received.

Manuel Garcia, Code Compliance Officer, said the owner had applied for a permit and recommended imposition of the fine.

Ms. Flynn imposed the \$150 fine.

Case: CE24030385

CITATION

Address: 2025 NE 33 AVE

Owner: VENETIA LIFESTYLE LLC

This case was cited on 3/11/24 to comply by 3/11/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had been paid and the City was requesting a finding of fact that the violations had existed as cited.

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

Case: CE22090362

Address: 2540 NW 19 ST

Owner: DEVINE TOUCH INVESTMENTS INC

This was a request to vacate violation BCZ-39-296.

Ms. Flynn vacated violation BCZ-39-296.

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Case: CE23100242

Address: 1362 SW 22 AVE

Owner: THERRIEN, MICHEL P

This case was first heard on 2/29/24 to comply by 3/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$700 fine, which would continue to accrue until the property was in compliance.

Case: CE23100344

Address: 1025 NE 16 TER

Owner: THOMAS, CAROL

This case was first heard on 2/29/24 to comply by 3/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE23110120

Address: 534 HENDRICKS ISLE

Owner: BEXA LLC

This case was first heard on 3/12/24 to comply by 3/22/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,000 fine.

Case: CE22070584

Address: 1931 NE 51 ST

Owner: SYMPHONY BUILDERS AT BELLAGIO

This case was first heard on 3/12/24 to comply by 3/22/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE23030211

Address: 905 N FORT LAUDERDALE BEACH BLVD

Owner: DMS HOLDINGS SUNRISE INC

This case was first heard on 3/12/24 to comply by 3/22/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,600 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,600 fine.

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Case: CE23060226

Address: 3800 N OCEAN BLVD

Owner: MSKP GALT OCEAN LLC

This case was first heard on 3/12/24 to comply by 3/22/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$10,800 fine, which would continue to accrue until the property was in compliance.

Case: CE23110093

Address: 646 FLAMINGO DR

Owner: 646 FLAMINGO LLC

This case was first heard on 2/29/24 to comply by 3/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,600 fine, which would continue to accrue until the property was in compliance.

Case: CE23080339

Address: 738 NW 10 TER

Owner: SAN MARINO 1 LLC

This case was first heard on 2/29/24 to comply by 3/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,400 fine, which would continue to accrue until the property was in compliance.

Case: CE23100310

ORDERED TO REAPPEAR

Address: 1470 SW 21 TER

Owner: KNIGHT, RYAN

This case was first heard on 3/28/24 to comply by 4/7/24, 4/25/24 and 5/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,800.

Ms. Flynn granted no extension, and fines would continue to accrue for 9-304(b) and 18-1 and would begin on 4/26/24 and 5/31/24 for the other violations.

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

CE24010079

CE24020144

CE23120574

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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:

FC23120003 CE23090452

Cases Closed

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

None

Cases Withdrawn

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

None

Cases with No Service

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

None

Respondent Non-Appearance

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

None

There being no further business, the hearing was adjourned at 12:30 P.M.



Special Magistrate

ATTEST:


CLERK, SPECIAL MAGISTRATE