



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
MAY 14, 2024
ROSE ANN FLYNN PRESIDING
9:00 A.M.

Staff Present:

Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Nadine Blue, Administrative Assistant
Tamara Lakes, Administrative Assistant
Katrina Jordan, Code Manager
Rhonda Hasan, Senior Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Marco Aguilera, Code Compliance Officer
Stephanie Bass, Code Compliance Supervisor
Dominick Birge, Code Compliance Officer
Amy Brown, Code Compliance Supervisor
Leonard Champagne, Senior Code Compliance Officer
Manuel Garcia, Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Robert Krock, Code Compliance Officer
Karen Proto, Code Compliance Officer
Diego Santos, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Fitzgerald Simmons, Senior Code Compliance Officer

Respondents and witnesses

CE23080282: Tyler Wojcik
CE24040815; CE24030848: Kelsey Black; Kosta Micer
CE23060359: Madlyn Cumberbatch
CE24030965; CE24030787: Travis Knowles
CE23080859: Michael Kurtz
CE23081018: John Watson; Freddie Raysor
CE24030808: Shamser Chowdhury; Shahin Shafiq
CE23030340: Pamela Chavez
CE24020373: Hudson Robillard
CE24030443: Sheryl Melson
CE24010287; CE24010636: Raffi Anac
CE24010652: Roderick Harvey
CE24010050; CE24010094: Christopher Gallego
CE24010509: Bradley Hertz
CE23120687: Anthony Evans; Sarah Evans
CE23010329: Sandra Polselli
CE24020548: Robert Korfhage
CE23050926: Rafael Busto
CE23040096: Lizette Perazzelli
CE23110485: Claire Will
CE23110730: Gregory Bynes Jr.
CE23050454: Jacques Gregoire
CE24240235: Matthew Poskow
CE23090187: Jean Cantin
CE24030921: Nona Rauch; Robert Rauch
CE23020013: Leonard Murray
CE23110687: Kathleen Angione Esq.
CE22070625: Peter Sakasewa; Robert Hennan
CE24020187: Noel Bryan; Hazel Bryan; Andrew Bryan
CE24020106: Tramond Toles
CE23060078: Kenneth Minedy Esq.; Thamec Almasri
CE24030775: Leon Hausman; Roxanna Garcia
CE24030773; CE23120464: Amjad Hammod
CE23040074: Lara Roberts

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

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

Special Magistrate Hearing

May 14, 2024

Page 2

Case: CE23030340

Address: 713 SE 7 ST

Owner: LEO, TINA MARIE

This was a request to vacate the order, impose no fines and close the case.

Ms. Flynn vacated the order, imposed no fines and closed the case.

Case: CE24030443

Address: 740 E EVANSTON CIR

Owner: STALLION HOLDING LLC

Service was via posting at the property on 4/22/24 and at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: 9-279(g)

THE PLUMBING FIXTURES ARE NOT BEING MAINTAINED IN A GOOD SANITARY CONDITION. THERE IS DISCOLORED WATER BEING DISCHARGED FROM THE PIPES. THERE IS ALSO EVIDENCE OF CORRODED PIPE SHAVINGS.

VIOLATIONS: 9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX. THE ELECTRICITY IS ONLY WORKING ON ONE SIDE OF THE PROPERTY. THE REFRIGERATOR MUST BE PLUGGED INTO THE LIVING ROOM AREA IN ORDER TO WORK.

VIOLATIONS: 9-278(C)

THERE ARE HABITABLE ROOMS WITHOUT THE REQUIRED NUMBER OF WORKING ELECTRICAL OUTLETS.

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN PORTION OF THE FENCE IS DETERIORATED WITH BROKEN SLATS. THE CEMENT FENCE IS BROKEN, DIRTY/STAINED AND IN TERRIBLE DISREPAIR.

VIOLATIONS: 9-304(b)

THE DRIVEWAY AT THIS PROPERTY IS CRACKED WITH WEEDS COMING THROUGH THE ASPHALT. THE ASPHALT IS ALSO STAINED.

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. THE SOFFITS ALSO HAVE HUGE HOLES IN THEM, THE SIZE OF A WILD ANIMAL TO CLIMB INSIDE.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE AIR CONDITIONER, WHICH IS BEING PUMPED WITH A FISH TANK PUMP, HAS LEAKED INTO THE WALLS AND HAS CAUSED THE DRY WALL TO BECOME MUSH.

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.

Special Magistrate Hearing

May 14, 2024

Page 3

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.

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$200 per day, per violation.

Sheryl Melson agreed to comply. She stated she had requested an extension several times from the inspector via email and phone messages but she had never received a reply. She stated the tenant would not permit her or the property manager to enter the property or the grounds, even after making a complaint.

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

Case: CE22070625

Address: 2884 SW 9 ST

Owner: HENANN, ROBERT A; SAKASEWA, PETER CONRADO

Service was via posting at the property on 4/22/24 and at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-304(b) COMPLIED

THE ASPHALT DRIVEWAY IS WORN AND FADED. THE APPROACH HAS POTHoles WITH DIRT SHOWING AND GRASS GROWING THROUGH IT.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-278(e) COMPLIED

THERE ARE HURRICANE SHUTTERS COVERING 5 OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

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

Peter Sakasewa said the landscaping was already done. Robert Hennan said they had called the inspector weeks ago. Officer Aguilera said he had visited the property the previous day and the property was not in compliance. Mr. Sakasewa said FPL was intending to dig in the swale so he had not put sod down there. Katrina Jordan, Code Manager, suggested allowing more time and a lesser fine.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$25 per day.

Case: CE23020013

ORDERED TO REAPPEAR

Address: 2530 NW 16 ST

Owner: MURRAY, LEONARD

This case was first heard on 2/13/24 to comply by 5/14/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Karen Proto, Code Compliance Officer, reported the property was not in compliance.

Special Magistrate Hearing

May 14, 2024

Page 4

Leonard Murray said he was putting an addition on the property and was awaiting County permits. He could not work on the driveway until the addition was completed. Ms. Hasan described the permits in the City's system.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue.

Case: CE23110687 ORDERED TO REAPPEAR
Address: 2798 NW 20 ST
Owner: REGISTERED HOLDERS OF MS ABS TR;
%F L W WEISMAN & GORDON LLP

This case was first heard on 4/9/24 to comply by 5/14/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Karen Proto, Code Compliance Officer, reported the property was not in compliance.

Kathleen Angione Esq. said the foreclosure judgement had been entered but the former owner had filed two appeals. On 5/7/24 a judge had entered a writ of eviction. She requested 60 days.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue.

Case: CE23080859 ORDERED TO REAPPEAR
Address: 509 NE 3 AVE
Owner: KMAJCTL LLC

This case was first heard on 11/30/23 to comply by 1/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,600 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, confirmed the property was in compliance.

Michael Kurtz said this property was the only access point for construction on another property.

Ms. Flynn imposed a fine of \$850 for the time the property was out of compliance.

Case: CE23081018 REQUEST FOR EXTENSION
Address: 520 NW 22 AVE
Owner: DAUGHTRY, WILLER EST

This case was first heard on 3/12/24 to comply by 3/22/24 and 5/14/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,325.

Wanda Acquavella, Code Compliance Officer, said some progress had been made.

John Watson described his progress and said the trash had been picked up.

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

Case: CE23080282 REQUEST FOR EXTENSION
Address: 74 FIESTA WAY
Owner: BROWN, JOHN A

This case was first heard on 3/12/24 to comply by 3/22/24 and 5/14/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,400.

Special Magistrate Hearing

May 14, 2024

Page 5

Dorian Koloian, Senior Code Compliance Officer, said three violations remained. She opposed any extension.

Tyler Wojcik said Mr. Brown had just passed away. He requested 28 days and said they wanted to sell the property.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue.

Case: CE23050454

Address: 2150 NW 30 WAY

Owner: GREGOIRE, JACQUES A

This case was first heard on 11/14/23 to comply by 2/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Karen Proto, Code Compliance Officer, confirmed the property was not in compliance.

Jacques Gregoire said here had been an insurance settlement in January but he had not received a check yet. He stated he had a contract with a roofer and requested 90 days.

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

Case: CE24030787

Address: 444 NW 15 WAY

Owner: KNOWLES, TRAVES; KNOWLES, ANASTASIA

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

Wanda Acquavella, 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 AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF CASE CE23050545 AND WILL BE SCHEDULED FOR SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE PRIOR TO THE HEARING OR NOT.

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

Travis Knowles was present.

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

Case: CE24030965

Address: 800 NW 4 ST

Owner: NEW MOUNT OLIVE BAPTIST; CHURCH INC

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

Wanda Acquavella, 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, SEE CASE CE23040293, AND WILL BE SCHEDULED FOR SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

Special Magistrate Hearing

May 14, 2024

Page 6

THERE ARE MULTIPLE TREES HINDERING THE USE OF THE SIDEWALK.

VIOLATIONS: 9-305(b)

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

Officer Acquavella presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day. She also requested a finding of fact that the violation 18-12.(a) had existed as cited.

Travis Knowles agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day. She also found in favor of the City that 18-12.(a) had existed as cited.

Case: CE24030808

Address: 701 NE 13 ST

Owner: SBS MANAGEMENT LLC

Service was via posting at the property on 5/3/24 and at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: 47-22.9. COMPLIED

FLAG SIGNS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THIS IS A RECURRING VIOLATION THAT WAS PREVIOUSLY CITED UNDER CASE CE23030122. DUE TO ITS RECURRING NATURE, THE CASE WILL BE REFERRED TO A MAGISTRATE HEARING WHETHER THE PROPERTY IS BROUGHT TO COMPLIANCE OR NOT.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION THAT WAS PREVIOUSLY CITED UNDER CASE CE23030122. DUE TO ITS RECURRING NATURE, THE CASE WILL BE REFERRED TO A MAGISTRATE HEARING WHETHER THE PROPERTY IS BROUGHT TO COMPLIANCE OR NOT.

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS CB-ZONED PROPERTY. THE GATES AND WOODEN FENCE OF THE DUMPSTER ENCLOSURE WERE OBSERVED COVERED BY FADED GRAFFITI, LEANING AND WITH POOR SUPPORT. THIS IS A RECURRING VIOLATION THAT WAS PREVIOUSLY CITED UNDER CASE CE23030122. DUE TO ITS RECURRING NATURE, THE CASE WILL BE REFERRED TO A MAGISTRATE HEARING WHETHER THE PROPERTY IS BROUGHT TO COMPLIANCE OR NOT.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION THAT WAS PREVIOUSLY CITED UNDER CASE CE23030122. DUE TO ITS RECURRING NATURE, THE CASE WILL BE REFERRED TO A MAGISTRATE HEARING WHETHER THE PROPERTY IS BROUGHT INTO COMPLIANCE OR NOT.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation. He also requested a finding of fact that 47-22.9. and 18-12.(a) had existed as cited.

Shahin Shafiq, general contractor, said they were working with the CRA on this project. He requested 90 days to receive the funds from the CRA. Stephanie Bass, Code Compliance Supervisor, did not object to 90 days.

Special Magistrate Hearing

May 14, 2024

Page 7

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day, per violation. She also found in favor of the City that 47-22.9. and 18-12.(a) had existed as cited.

Case: CE24010287

Address: 812 NW 4 AVE 1-2

Owner: PROGRESSO VILLAGE TH LLC

Service was via appearance of the respondent and by posting at 1 East Broward Blvd. on 4/30/24.

Gustavo Caracas, 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 ASPHALT AREA NEEDS TO BE RESURFACED.

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

Raffi Anac agreed to comply.

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

Case: CE24010636

Address: 824 NW 4 AVE

Owner: PROGRESSO VILLAGE TH LLC

Personal service was accepted on 4/22/24. Service was also via posting at 1 East Broward Blvd. on 4/30/24.

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 INCLUDING THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23080525. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED

THE DRIVEWAY IS NOT BEING MAINTAINED. THERE IS MISSING/BROKEN PAVERS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23080525. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER 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 SOFFIT THAT HAVE STAINS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23080525. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-363 COMPLIED

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

Special Magistrate Hearing

May 14, 2024

Page 8

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

Raffi Anac agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day. She also found in favor of the City that 9-304(b) and 9-306 had existed as cited.

Case: CE23040096 REQUEST FOR EXTENSION

Address: 1620 NE 62 ST 1

Owner: PERAZZELLI, ELOINA N EST

This case was first heard on 11/14/23 to comply by 11/24/23 and 1/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Senior Code Compliance Officer, said two of the original eight violations remained.

Lizette Perazzelli requested 30 days.

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

Case: CE23050926

Address: 1612 SE 4 AVE

Owner: BUSTO, RAFAEL P

This case was first heard on 9/12/23 to comply by 11/14/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,200 and the City was requesting \$985 fine be imposed.

Rafael Santos, Code Compliance Officer, recommended reducing fines to administrative costs of \$985.

Rafael Busto agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$985.

Case: CE23040074

Address: 5200 NE 19 AVE

Owner: ROBERTS, LARA F

This case was first heard on 2/13/24 to comply by 4/9/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,650 and the City was requesting the full fine be imposed.

Gail Williams, Senior Code Compliance Officer, recommended reducing fines to administrative costs of \$718.

Lara Roberts said she had requested to be on the April 5 agenda, prior to the compliance deadline to request an extension but had not been able to get on. Katrina Jordan, Code Manager, recommended waiving all fines and fees.

Ms. Flynn imposed no fine.

Special Magistrate Hearing

May 14, 2024

Page 9

Case: CE24020187

Address: 2901 SW 3 ST

Owner: BRYAN, HAZEL E H/E; BRYAN, NOEL H/E ETAL

Service was via posting at the property on 4/22/24 and at 1 East Broward Blvd. on 4/30/24.

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

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS SECTIONS THAT ARE LEANING.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304(b)

GRAVEL OR PAVED DRIVEWAY IS NOT WELL GRADED AND OR DUST FREE.

VIOLATIONS: 47-21.16 COMPLIED

THERE ARE TWO TREES ON THIS PROPERTY THAT ARE INFESTED WITH PINE BEETLE, IN WHICH AN ARBORIST REPORT WAS PRESENTED TO THE DEPARTMENT AND CERTIFIED BY THE DEPARTMENT'S LANDSCAPING DEPARTMENT.

VIOLATIONS: 9-278(e) COMPLIED

THERE ARE HURRICANE SHUTTERS COVERING THE FRONT WINDOW OF THIS OCCUPIED RESIDENTIAL PROPERTY.

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

Noel Bryan said they were doing as much as they could. He stated he was taking out a loan for the work.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation.

Case: CE24020106

Address: 3001 NW 24 CT

Owner: TOLES, HYACINTH R & TRAMOND T

Service was via posting at the property on 4/15/24 and at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: 9-308(b)

THERE IS OLD TORN PIECES OF TARP AND SMALL SANDBAGS THAT NEED TO BE REMOVED FROM THE ROOF.

VIOLATIONS: 9-304(b) COMPLIED

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE PARKED ON THE PROPERTY. RED CHEVY NO TAG.

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

Special Magistrate Hearing

May 14, 2024

Page 10

Tramond Toles said he would be in court with his insurance company in October to get them to pay for the roof. Stephanie Bass, Code Compliance Supervisor, suggested a 174-day extension, with an order to reappear.

Ms. Flynn found in favor of the City and ordered compliance within 174 days or a fine of \$50 per day. and ordered the respondent to attend the 1/12/24 hearing.

Case: CE24020548

Address: 1545 NE 2 AVE

Owner: KORFHAGE, ROBERT L; R KORFHAGE 2023 TR

Service was via posting at the property on 5/3/24 and at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: 9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY HINDERING SAFE AND CONVENIENT PEDESTRIAN MOVEMENT.

VIOLATIONS: 9-280(h)(1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE WOOD FENCE WERE OBSERVED ROTTED, BROKEN AND MISSING SUPPORT.

VIOLATIONS: 25-7(a) COMPLIED

THERE ARE OBJECTS INCLUDING BUT NOT LIMITED TO CONCRETE PYRAMIDS AND LARGE ROCKS OBSTRUCTING THE RIGHT OF WAY.

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

Robert Korfhage said the fence was being replaced and requested 60 days.

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

Case: CE24030921

Address: 2400 MIDDLE RIVER DR

Owner: RAUCH, NONA M

Service was via posting at the property on 4/22/24 and at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-4.4 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE OF DERELICT VEHICLES ON THE PROPERTY. THERE IS MAJOR MECHANIC WORK ON VEHICLES TAKING PLACE ON THE PROPERTY THAT IS BEYOND REGULAR MAINTENANCE OF VEHICLES.

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE DERELICT VEHICLES BEING STORED ON THE PROPERTY. THE VEHICLES WERE OBSERVED TO BE IN DERELICT CONDITIONS AS PER THE DEFINITION UNDER SECTION 18-3 DUE TO MISSING OR EXPIRED REGISTRATION AND MISSING MAJOR PARTS FOR OPERATION.

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 THAT WAS PREVIOUSLY CITED UNDER CASE CE22090468.

Special Magistrate Hearing

May 14, 2024

Page 11

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: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS AREA OF THE PROPERTY. THE DRIVEWAY ON THE PROPERTY WAS OBSERVED IN DISREPAIR. THERE ARE AREAS OF THE DRIVEWAY THAT WERE OBSERVED CRACKED WITH UNEVEN SURFACES AND STAINED. THIS IS A RECURRING VIOLATION THAT WAS PREVIOUSLY CITED UNDER CASE CE22090468. 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: 9-308(b) COMPLIED

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

Officer Williams presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Robert Rauch said the work had already been done.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation.

Case: CE23060078

Address: 3091 NW 19 ST

Owner: 3091 19TH STREET LLC

Service was via posting at the property on 4/15/24 and at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE OIL STAINS, CRACKS AND POTHOLES. THE PARKING LOT NEEDS TO BE CLEANED, RESURFACED AND RE-STRIPPED. THIS IS A RECURRING VIOLATION. REFER TO CASE NUMBER CE20120549. THIS CASE WILL BE REFERRED TO THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING 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. THIS IS A RECURRING VIOLATION. REFER TO CASE NUMBER CE20120549. THIS CASE WILL BE REFERRED TO THE SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 18-1.

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

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

Kenneth Minedy Esq. said the property was in compliance. He said the tires were put out three times per week and picked up; they were not stored on the property.

Special Magistrate Hearing

May 14, 2024

Page 12

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

Case: CE23090187

Address: 2300 SW 19 AVE

Owner: JCSFL PROPERTIES LLC

Service was via posting at the property on 4/17/24 and at 1 East Broward Blvd. on 4/30/24.

Rafael Santos, 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, SEE CASE CE21060464. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE PILES OF FILL MATERIAL AND AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION, SEE CASE CE21060464. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE TRAILERS PARKED ON THE GRASS/LAWN AREA.

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, SEE CASE CE20030071. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-307(a) COMPLIED

THERE ARE WINDOWS WHICH ARE NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER.

VIOLATIONS: 9-308(b) COMPLIED

THERE ARE LEAVES OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

Officer Santos presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day. He also requested a finding of fact that 18-12.(a) and 9-306 had existed as cited.

Jean Cantin said the City's contractor had used his property as a storage yard and not put it back to its original condition when they were finished; he had cleaned up after them. Ms. Hasan advised him to contact Risk Management for reimbursement.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day. She did **not** find that 18-12.(a) and 9-306 had existed as cited.

Case: CE24030848

CITATION APPEAL

Address: 101 S FORT LAUDERDALE BEACH BLVD CU6

Owner: LAS OLAS BEACH CLUB CONDO

The property was cited on 3/23/24 to be complied by 3/23/24. The property was in compliance, there was an immediate fine of \$250 and the City was requesting the full fine be imposed.

Special Magistrate Hearing

May 14, 2024

Page 13

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

VIOLATIONS: 17-6. IMMEDIATE FINE OF \$250
THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 65 DBA
TWENTY-FOUR (24) HOURS.

Officer Simmons played video of the violation.

Kelsey Black Esq., the tenant's attorney, said one neighbor repeatedly complained about the restaurant and had called in noise complaints over 700 times last year. She said the general manager, Kosta Micer, took his own sound readings and they were often over the limit just because this area of the beach was very noisy.

Ms. Flynn denied the appeal and imposed the \$250 fine.

Case: CE24040815 CITATION APPEAL
Address: 101 S FORT LAUDERDALE BEACH BLVD COMMON AREA
Owner: LAS OLAS BEACH CLUB CONDO ASSN

The property was cited on 4/25/24 to be complied by 4/25/24. The property was in compliance, there was an immediate fine of \$500 and the City was requesting the full fine be imposed.

Dominick Birge, Code Compliance Officer, testified to the following violation:
VIOLATIONS: 17-6. IMMEDIATE FINE OF \$500
THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 65 DBA
TWENTY-FOUR (24) HOURS.

Officer Birge stated she had arrived at the complainant's property at 9:23 PM and taken three readings from the balcony. The readings were 78, 70, and 72 decibels, which exceeded the maximum allowable of 65.

Kelsey Black Esq., the tenant's attorney, said as with the previous case, this was one resident who constantly called to complain about Café Del Mar.

Ms. Flynn denied the appeal and imposed the \$500 fine.

Case: CE23110730
Address: 2134 NW 4 ST
Owner: BYNES, CHRISTINA N & GREGORY JR

Service was via posting at the property on 4/29/24 and at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY AND
APPROACH ARE NOT PROPERLY MAINTAINED. THERE ARE AREAS OF MISSING GRAVEL AND WEEDS
GROWING THROUGH THE EXISTING GRAVEL. THE DRIVEWAY APPROACH IS WORN AND UNLEVEL.

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. STRUCTURAL PARTS INCLUDING
FASCIA, SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE
STAINS AND MISSING, PEELING PAINT.

Special Magistrate Hearing

May 14, 2024

Page 14

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AT THIS LOCATION.

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

Gregory Bynes Jr. agreed to comply.

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

Case: CE24030775

Address: 3173 AUBURN BLVD

Owner: MELROSE PLACE CONDOMINIUM ASSOCIATION, INC

Personal service was accepted on 4/22/24. Service was also via posting at 1 East Broward Blvd. on 4/30/24.

Marco Aguilera, 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. GARBAGE BAGS OF TRASH, AND TRASH IN GENERAL IS RIDDLED THROUGHOUT THE PROPERTY'S SWALE TO INCLUDE BEHIND THE TREE AND PLANTS. THIS A RECURRING VIOLATION PER CE23110183, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$250 per day.

Leon Hausman agreed to comply. He said passersby littered on this property and he cleaned up every day. He requested help with the homeless population on the property.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$250 per day.

Case: CE23110485

Address: 1661 SW 27 AVE

Owner: WILL, CLAIRE C

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

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

VIOLATIONS: 9-305(b) WITHDRAWN
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: 18-1. COMPLIED
THERE IS OUTDOOR STORAGE CONSISTING OF BOXES, REFRIGERATOR, CARPETS 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: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 PROPERTY. THESE ITEMS INCLUDE BUT ARE NOT LIMITED TO PLYWOOD, BUCKETS, BOXES, FURNITURE, LAWNMOWER, ELECTRIC

Special Magistrate Hearing

May 14, 2024

Page 15

SCOOTER AND OTHER PERSONAL BELONGINGS THAT NEED TO BE PROPERLY STORED OUT OF VIEW.

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: 47-21.16.A.
THERE IS A DEAD TREE ON THIS PROPERTY.

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

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

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

VIOLATIONS: 47-21.11.A.
THERE IS OVERGROWN TREES AND PLANTS AT THIS PROPERTY.

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

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

Claire Will said she was having financial problems and requested 90 days.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation.

Case: CE24010652

Address: 838 NW 4 AVE

Owner: BIOGENESIS DEVELOPMENT & GROWTH ECONOMIC COHORT LLC

Service was via posting at the property on 4/16/24 and at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: 47-20.13.G.1.
THERE IS ASPHALT PLACED IN THE FRONT AREA OF THE PROPERTY, SWALE/RIGHT-OF-WAY WITHOUT FIRST OBTAINING REQUIRED PERMIT(S) FROM THE CITY.

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

Roderick Harvey requested 60 days and asked what specifically needed to be done.

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

Special Magistrate Hearing

May 14, 2024

Page 16

Case: CE24010050

Address: 900 N FLAGLER DR

Owner: AP FLAGLER HIVE LLC

Service was via posting at the property on 5/1/24 and at 1 East Broward Blvd. on 4/30/24.

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

Case: CE24010094

Address: 900 N FLAGLER DR

Owner: AP FLAGLER HIVE LLC

Service was via posting at the property on 5/1/24 and at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: 47-19.9.A.5.a.

THERE ARE ITEMS PLACED ON THE PROPERTY, OUTSIDE OF THE BUILDING/RESTAURANTS/ESTABLISHMENTS INCLUDING BUT NOT LIMITED TO CHAIRS, TABLES, UMBRELLAS AND PLANTERS USED AS OUTDOOR DINING. THESE ITEMS ARE PLACED IN AND AROUND THE PARKING LOT AREA OF THE PROPERTY. THESE BUSINESSES HAVE NOT OBTAINED THE NECESSARY PERMITS/APPROVAL FROM CITY.

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

Christopher Gallego agreed to comply.

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

Case: CE24040235

CITATION APPEAL

Address: 2189 NE 61 CT

Owner: CARRANZA, CARLOS E SR; SALCEDO, CONSUELO

The property was cited on 4/6/24 to be complied by 4/6/24. The property was in compliance, there were immediate fines of \$400 and the City was requesting the full fine be imposed.

Robert Krock, Code Compliance Officer, testified to the following violations.

VIOLATIONS: 15-278.(1)(e)

IMMEDIATE FINE OF \$400

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THIS IS A REPEAT VIOLATION OF CASE CE24010877.

Special Magistrate Hearing

May 14, 2024

Page 17

VIOLATIONS: 15-278.(5)(a) WITHDRAWN
THERE IS NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY WHICH IS OUTSIDE OF THE PERMISSIBLE LIMITS.

Matthew Poskow, property manager, said this had been the homeowners parking at their own property, not renters. He said a neighbor was "borderline" harassing them. Officer Krock said because this was a vacation rental, the parking standards applied even when it was the owners present. Mr. Poskow noted that parking was allowed in the public street and people not related to the property often parked in front of the home. Ms. Hasan said the photos depicted a violation of the code for a vacation rental. She stated since the home was being used by the owner, 15-278.(1)(e) was not applicable.

Ms. Flynn granted the appeal and imposed no fine.

Case: CE24020373

Address: 730 NW 19 ST

Owner: ST FLEUR, ELIE LE; ROBILLARD, HUDSON

Service was via posting at the property on 5/3/24 and at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: 47-18.47.A.
THIS PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY RESIDENCE. THIS PROPERTY HAS NOT REGISTERED WITH THE PLANNING AND ZONING DIVISION OF THE CITY AS REQUIRED NOR HAVE OBTAINED A STATE CERTIFICATION.

VIOLATIONS: 47-20.20.(H)
THE PARKING AREA AT THIS RDS-15 ZONED PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE PARKING FACILITY THAT WERE OBSERVED COVERED IN A NON-DUSTLESS SURFACE, UNEVEN AND COVERED IN WEEDS.

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

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO STACKED PLASTIC AND WOOD CHAIRS, TIRES, PLASTIC BINS, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE HAS BROKEN GATES. THE GATES WERE OBSERVED BROKEN AND MISSING SUPPORT.

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

Special Magistrate Hearing

May 14, 2024

Page 18

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 with 9-363 within 10 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Hudson Robillard said the driveway had been gravel for 20 years and officer Garcia said gravel could not be used for multi-family properties. Stephanie Bass, Code Compliance Supervisor, said the property owner was responsible to maintain the swale. Mr. Robillard said 35 days was not sufficient.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 10 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

Case: CE24030773

Address: 3200 W BROWARD BLVD

Owner: A & M INVESTMENTS OF AMERICA LLC

Service was via the appearance of the respondent and by posting at 1 East Broward Blvd. on 4/30/24.

Marco Aguilera, 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. THE TRASH AND DEBRIS HAS ALSO BEEN BLOWN OUT INTO THE STREET AND NEIGHBORING HOMES IN THIS AREA. THIS IS A RECURRING VIOLATION PER CASE CE23120464 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$250 per day. Katrina Jordan, Code Manager, stated the property was now in compliance and the City was requesting a finding of fact that the violation had existed as cited.

Amjad Hammod was present.

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

Case: CE23120464

Address: 3200 W BROWARD BLVD

Owner: A & M INVESTMENTS OF AMERICA LLC

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

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. AN ACCUMULATION OF TRASH WAS OBSERVED AROUND THE COMMUNITY FOOD STORE'S SWALE AND BACK YARD AREA AS WELL.

Special Magistrate Hearing

May 14, 2024

Page 19

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. THE ENTIRE BUILDING WAS OBSERVED AS DIRTY, AND THERE WERE HOLES THROUGHOUT THE WALLS OF THE BUILDING. THIS BUILDING IS NOT BEING MAINTAINED. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE22030667 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT COMPLIANCE IS MET. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHoles THROUGHOUT, WORN ASPHALT AND FADED STRIPING. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE22030667 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT COMPLIANCE IS MET. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 47-19.4.b.1. COMPLIED
THE DUMPSTER ENCLOSURE IS OPEN AND THE DUMPSTERS ARE OUTSIDE NEAR THE SWALE OF THE STORE.

VIOLATIONS: 24-28(a) COMPLIED
THERE IS A DUMPSTER ON THIS COMMERCIAL PROPERTY SITTING OUTSIDE OF THE DUMPSTER ENCLOSURE WITH THE LIDS OPEN AND A DUMPSTER INSIDE THE ENCLOSURE THAT DOES NOT HAVE A LID. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE22030667 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT COMPLIANCE IS MET. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

Officer Aguilera presented the case file into evidence and said the violations were in compliance as of 1/28/24. He requested imposition of administrative costs of \$313.

Amjad Hammod agreed to the fine reduction.

Ms. Flynn found in favor of the City and imposed administrative costs of \$313.

Case: CE23010329 ORDERED TO REAPPEAR

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, recommended imposition of the fine.

Sandra Polsellli said she had made progress. She stated she was doing the work by herself and she had medical conditions. She requested an extension.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/11/24 hearing.

Case: CE23060359

Address: 411 SW 31 AVE

Owner: CUMBERBATCH, JOHN R; CUMBERBATCH, MADLYN E

This case was first heard on 10/10/23 to comply by 12/12/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,600 and the

Special Magistrate Hearing

May 14, 2024

Page 20

City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Madlyn Cumberbatch said she had been back in the hospital and was not working. She had spoken to someone at the City who promised to find someone to help her.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue.

Ms. Flynn took a brief recess

Case: FC24010021

Address: 5100 N 7 SR

Owner: 5100 N STATE ROAD 7 FLL INC

Personal service was accepted on 4/29/24. Service was also via posting at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: 1:13.3.1.1, FFPC 6th COMPLIED
ESCUTCHEON RING IS MISSING.

VIOLATIONS: NFPA 101:13.7.9.3.1, COMPLIED
MAXIMUM CAPACITY SIGN IS NOT PROVIDED.

VIOLATIONS: NFPA 1:4.5.8.6, FFPC 8th ed.,12/31/23
THE FIRE RESISTIVE CONSTRUCTION OF THE METER ROOM CEILING HAS NOT BEEN MAINTAINED.

VIOLATIONS: NFPA 1:1.12.1, 12/31
WORK REQUIRES A PERMIT.

VIOLATIONS: 1:13.3.2.1, FFPC 6th COMPLIED
PROPER SPRINKLER PROTECTION IS REQUIRED.

VIOLATIONS: NFPA 101:39.2.2.2.1, COMPLIED
THE DOORS IN THE MEANS OF EGRESS DO NOT CONFORM TO THE LIFE SAFETY CODE. DOORS COMPLYING WITH 7.2.1 SHALL BE PERMITTED.

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

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

Case: FC24020003

Address: 1131 NE 15 AVE

Owner: PSD INVESTMENTS LLC

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

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

VIOLATIONS: NFPA 1: 13.6.1.2, FF
FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED IN ACCORDANCE WITH THE CODE.

Special Magistrate Hearing

May 14, 2024

Page 21

VIOLATIONS: MO Sec. 9-313, 4/21/
ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

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

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

Case: FC24020018

Address: 5331 NW 35 TER

Owner: SUNTORY WATER GROUP INC

Personal service was accepted on 4/29/24. Service was also via posting at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: NFPA 1:4.5.8.1, FFPC
THE FIRE ALARM IS NOT FUNCTIONING AS DESIGNED AND INSTALLED.

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

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

Case: FC24030003

Address: 210 SW 2 ST

Owner: THE RESTAURANT PEOPLE LLC

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

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

VIOLATIONS: BORA F-121.1.1
THIS STRUCTURE HAS BEEN IDENTIFIED AS A NEW OR EXISTING BUILDING, THAT HAS NOT COMPLIED WITH THE APPLICABLE OCCUPANCY CLASSIFICATIONS OF F-121 TO INSTALL AND MAINTAIN AED(S) AND SBK(S) AS PER THE BROWARD COUNTY BOARD OF RULES AND APPEALS LOCAL AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE.

VIOLATIONS: 1:18.2.2.1, FFPC 6th COMPLIED
ACCESS TO OR WITHIN THE STRUCTURE OR AREA IS DIFFICULT BECAUSE OF SECURITY.

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

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

Case: CE24040160

Address: 837 N FORT LAUDERDALE BEACH BLVD

Owner: 837 NFLBB LLC

Service was via posting at the property on 4/25/24 and at 1 East Broward Blvd. on 4/30/24.

Robert Krock, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 6-51.(1)
THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT

Special Magistrate Hearing

May 14, 2024

Page 22

LAUDERDALE. THE TV AND LIGHTS IN THE FRONT PORCH/PATIO AREA ARE ILLUMINATED ONTO THE BEACH AREA. THIS IS A REPEAT OF CASE CE23030576 AND WILL NE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

VIOLATIONS: 6-51.(3) COMPLIED

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THE COMMERCIAL SIGN IS ILLUMINATED ONTO THE BEACH AREA. THIS IS A REPEAT OF CASE CE23030576 AND WILL NE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

Officer Krock presented the case file into evidence and said 6-51.(3) was now in compliance. He requested imposition of a \$600 fine for the time 6-51.(3) was out of compliance and imposition of an \$800 fine for the time 6-51.(1) was already out of compliance, which would continue to accrue at \$200 per day.

Ms. Flynn found in favor of the City and imposed a \$600 fine for the time 6-51.(3) was out of compliance and imposed an \$800 fine for the time 6-51.(1) was already out of compliance, which would continue to accrue at \$200 per day.

Case: CE24040162

Address: 827 N FORT LAUDERDALE BEACH BLVD

Owner: 837 NFLBB LLC

Service was via posting at the property on 4/25/24 and at 1 East Broward Blvd. on 4/30/24.

Robert Krock, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THE TV AND LIGHTS IN THE FRONT PORCH/PATIO AREA ARE ILLUMINATED ONTO THE BEACH AREA. THIS IS A REPEAT OF CASE CE23030577 AND WILL NE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

VIOLATIONS: 6-51.(3) COMPLIED

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THE COMMERCIAL SIGN IS ILLUMINATED ONTO THE BEACH AREA. THIS IS A REPEAT OF CASE CE23030576 AND WILL NE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

Officer Krock presented the case file into evidence and said 6-51.(3) was now in compliance. He requested imposition of a \$600 fine for the time 6-51.(3) was out of compliance and imposition of an \$800 fine for the time 6-51.(1) was already out of compliance, which would continue to accrue at \$200 per day.

Ms. Flynn found in favor of the City and imposed a \$600 fine for the time 6-51.(3) was out of compliance and imposed an \$800 fine for the time 6-51.(1) was already out of compliance, which would continue to accrue at \$200 per day.

Case: FC23110011

REQUEST FOR EXTENSION

Address: 1843 S FEDERAL HWY

Owner: SEXY 60 REALTY LLC

This case was first heard on 3/12/24 to comply by 5/14/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Special Magistrate Hearing

May 14, 2024

Page 23

Robert Kisarewich, Fire Safety Captain, said he needed to reinspect the property and requested a 10-day extension.

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

Case: CE24030470

Address: 3030 HOLIDAY DR

Owner: HARBOR BEACH PROPERTY LLC; % THE MACK CO

Service was via posting at the property on 4/19/24 and at 1 East Broward Blvd. on 4/30/24.

Fitzgerald Simmons, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 6-51(1) COMPLIED

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. YOU MUST CHANGE THE LIGHTING TO AMBER OR SHIELD ALL THE WALKWAY LIGHTS ON THE EAST SIDE THAT ARE ILLUMINATING IN THE LINE OF SIGHT FROM THE BEACH AND THE OCEAN DURING THE SEA TURTLE SEASON. THIS MATTER IS A RECURRING VIOLATION; REFER TO CASE NUMBER CE22090091. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES.

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.

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

Case: CE24030475

Address: 2000 S OCEAN LN

Owner: ORLEANS CHATEAU & VILLAS INC

Service was via posting at the property on 4/18/24 and at 1 East Broward Blvd. on 4/30/24.

Fitzgerald Simmons, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 6-51(1)

THERE ARE MULTIPLE MAIN ENTRANCE OVERHEAD LIGHTS ILLUMINATING FROM THE LINE OF SIGHT ONTO THE BEACH. YOU MUST CHANGE THE LIGHTING TO AMBER, SHIELD, OR TURN OFF THE DECORATIVE LIGHT POLE ON THE EAST SIDE OF THE PROPERTY THAT IS ILLUMINATING IN THE LINE OF SIGHT FROM THE BEACH AND THE OCEAN DURING THE SEA TURTLE SEASON. THIS MATTER IS A RECURRING VIOLATION: REFER TO CASE NUMBER CE23030330. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES.

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.

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

Case: CE24030590

Address: 2200 S OCEAN LN

Owner: POINT OF AMERICAS CNDO APTS II INC

Service was via posting at the property on 4/18/24 and at 1 East Broward Blvd. on 4/30/24.

Fitzgerald Simmons, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 6-51(2)

THERE ARE MULTIPLE MAIN ENTRANCE OVERHEAD LIGHTS ILLUMINATING FROM THE LINE OF SIGHT ONTO THE BEACH. YOU MUST CHANGE THE LIGHTING TO AMBER OR SHIELD THE MAIN ENTRANCE OVERHEAD LIGHTS THAT ILLUMINATE THE LINE OF SIGHT FROM THE BEACH AND

Special Magistrate Hearing

May 14, 2024

Page 24

THE OCEAN DURING THE SEA TURTLE SEASON. THIS MATTER IS A RECURRING VIOLATION: REFER TO CASE NUMBER CE22060860. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES.

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.

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

Case: CE24030610

Address: 1710 S OCEAN LN

Owner: LAGO MAR NORTH LODGE CONDO ASSN INC

Service was via posting at the property on 4/18/24 and at 1 East Broward Blvd. on 4/30/24.

Fitzgerald Simmons, Senior Code Compliance Officer, testified to the following violation(s):
VIOLATIONS: 6-51(2) COMPLIED

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. REMOVE, REPLACE AND SHIELD ALL THE SECURITY/SAFETY (PARKING AREA) LIGHTS THAT ARE ILLUMINATING IN THE LINE OF SIGHT FROM THE BEACH AND THE OCEAN DURING THE SEA TURTLE SEASON. THIS MATTER IS A RECURRING VIOLATION: REFER TO CASE NUMBER CE22031085. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES.

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.

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

Case: CE24020666

Address: 2350 SW 26 AVE

Owner: SLATER, CHARLES

Service was via posting at the property on 4/18/24 and at 1 East Broward Blvd. on 4/30/24.

Fitzgerald Simmons, Senior Code Compliance Officer, testified to the following violation(s):
VIOLATIONS: 18-1. COMPLIED

THERE IS AMPLIFIED SOUND AND AN UNPERMITTED EVENT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION IS IRREPARABLE/IRREVERSIBLE IN NATURE.

Officer Simmons presented the case file into evidence and recommended imposing a one-time fine of \$15,000 for the irreparable violation.

Ms. Flynn found in favor of the City and imposed a one-time fine of \$15,000 for the irreparable violation.

Case: CE23120687

Address: 1324 NW 5 AVE

Owner: EVANS, ANTHONY

Service was via posting at the property on 5/3/24 and at 1 East Broward Blvd. on 4/30/24.

Special Magistrate Hearing

May 14, 2024

Page 25

Manuel Garcia, Senior 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: 47-34.4.A.1. COMPLIED
THERE IS A COMMERCIAL VEHICLE (RED FOOD TRUCK) BEING STORED ON THE RIGHT OF WAY ABUTTING THIS RDS-15 ZONED PROPERTY.

VIOLATIONS: 47-20.20.(H)
THE PARKING AREA AT THIS RDS-15 ZONED PROPERTY IS IN DISREPAIR. THE GRAVEL AREA AT THIS PROPERTY WAS FOUND UNEVEN AND UNGRADED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT HAVE WEEDS.

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

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

Case: CE24030578

Address: 717 NE 13 CT

Owner: 717 NE 13TH COURT LLC

Service was via posting at the property on 5/3/24 and at 1 East Broward Blvd. on 4/30/24.

Manuel Garcia, Senior 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: 18-12.(a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY.

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: CE24010509

Address: 1038 NW 7 AVE

Owner: NORTH BIMINI LLC

Service was via posting at the property on 5/3/24 and at 1 East Broward Blvd. on 4/30/24.

Manuel Garcia, Senior 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: 47-20.20.(H)
THE PARKING AREA AT THIS RD-15 ZONED PROPERTY IS IN DISREPAIR. THE GRAVEL AREA WAS FOUND COVERED IN WEEDS, UNEVEN AND MISSING GRAVEL. THE PARKING AREA ON THE PROPERTY DOES NOT HAVE PROPER MARKINGS TO DISPLAY INDIVIDUAL PARKING SPACES. GRAVEL AREA DOES NOT CONFORM TO THE REQUIREMENTS OF SECTION 47-20.13.F. AS GRAVEL IS NOT PERMITTED WITHIN AN RD-15 MULTI-FAMILY ZONED PROPERTY.

Special Magistrate Hearing

May 14, 2024

Page 26

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

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

Case: CE24020195

Address: 1444 NW 5 AVE

Owner: BROWN, YVONNE & SYDNEY

Service was via posting at the property on 5/3/24 and at 1 East Broward Blvd. on 4/30/24.

Manuel Garcia, Senior 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 CONSISTING OF BUT NOT LIMITED TO SHOPPING CARTS, BOXES, PLASTIC BUCKETS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL 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: 18-12.(a)

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 IT IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE CHAIN-LINK FENCE THAT WERE OBSERVED FALLING, BROKEN AND MISSING SUPPORT.

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY APPROACH ON THE SWALE OF THE PROPERTY WAS FOUND IN DISREPAIR. THERE ARE AREAS WITH OVERGROWN WEEDS AND IT IS NOT MAINTAINED IN A SMOOTH AND WELL-GRADED CONDITION. THE CONCRETE PORTION OF THE DRIVEWAY WAS OBSERVED OVERGROWN WITH WEEDS.

Officer Garcia 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: CE24020584

Address: 1104 NW 7 AVE

Owner: FAST LANE CAPITAL LLC

Service was via posting at the property on 5/3/24 and at 1 East Broward Blvd. on 4/30/24.

Manuel Garcia, Senior 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.

Special Magistrate Hearing

May 14, 2024

Page 27

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RD-15 ZONED PROPERTY. THE PARKING AREA WAS OBSERVED UNEVEN AND IN A NON-SMOOTH AND UNGRADED CONDITION.

VIOLATIONS: 18-12.(a)

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

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

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE WOOD FENCE WERE OBSERVED BROKEN AND MISSING SLOTS.

VIOLATIONS: 24-7(b) COMPLIED

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Officer Garcia presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 47-20.20.(H) within 56 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 47-20.20.(H) within 56 days or a fine of \$100 per day, per violation.

Case: CE24030665

Address: 723 NW 3 ST

Owner: AVENUE D'ARTS FLL LLC

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

Wanda Acquavella, 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, SEE CASE CE23070006. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

THE FENCE AT THIS PROPERTY HAS FALLEN, IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. GRAFFITI HAS BEEN PAINTED ON EXTERIOR OF THE GREEN MESH.

Officer Acquavella 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.

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

Case: CE24010820

Address: 1840 NW 27 AVE

Owner: CLARK, NICOLE M

Service was via posting at the property on 4/15/24 and at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: 9-304(b)

THE PAVED DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEEDS TO BE REPAIRED AND RESURFACED. OBTAIN PERMITS IF NECESSARY.

VIOLATIONS: 18-1. COMPLIED

THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY INCLUDING BUT NOT LIMITED TO

Special Magistrate Hearing

May 14, 2024

Page 28

TIRE, TIRE RIMS, CHAIRS, COOLER AND OTHER MISCELLANEOUS ITEMS. THE PROPERTY IN THIS CONDITION 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. THERE ARE AREAS OF THE EXTERIOR THAT HAVE DIRT AND STAINS AND NEED TO BE PAINTED.

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE DERELICT VEHICLES ON THE PROPERTY. BLUE UNKNOWN MAKE WITH NO TAG AND THE TIRES HAVE BEEN REMOVED. SILVER HYUNDAI WITH NO TAG.

Officer Proto presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation.

Case: CE23120079

Address: 2672 GULFSTREAM LN

Owner: MERTZ, JAMES LOUIS

Service was via posting at the property on 4/15/24 and at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: Sec. 8-148(a)

THERE ARE TWO UNSIGHTLY VESSELS DOCKED AT THE PROPERTY. VESSELS ARE CONSIDERED UNSIGHTLY DUE TO DETERIORATED CONDITIONS. VESSELS HAVE BROKEN WINDOWS, CHIPPING/PEELING PAINT, DIRTY/STAINED, CANOPIES THAT ARE RIPPED/TATTERED, RADARS BROKE/FALLING OFF, ETC.

Officer Aguilera presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$200 per day.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$200 per day.

Case: CE24030132

Address: 1224 SW 24 AVE

Owner: BATT, ANTHONY JAKOB

Service was via posting at the property on 4/15/24 and at 1 East Broward Blvd. on 4/30/24.

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

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

THERE IS A COMMERCIAL TRUCK AND TRAILER STORED ON THIS RS 8 RESIDENTIALLY ZONED PROPERTY.

VIOLATIONS: 9-304(b)

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

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

Special Magistrate Hearing

May 14, 2024

Page 29

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

Case: CE24010144

Address: 2718 NE 19 ST

Owner: JONES, BRYN D & MARY CHRISTINE

Service was via posting at the property on 4/22/24 and at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS THAT HAVE STAINS, DIRT, MILDEW, MOLD, PEELING OR CHIPPING PAINT.

VIOLATIONS: 9-308(b) COMPLIED

THE ROOF IS DIRTY AND NEEDS TO BE MAINTAINED IN A CLEAN CONDITION.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 47-21.11.A. WITHDRAWN

THERE ARE (7-8) DEAD TREES/DEAD TREES STUMPS ON THIS PROPERTY WHICH THE EXISTENCE OF ANY TREE(S), DEAD TREE STUMP(S) UPON ANY PARCEL OF LAND WITHIN THE CITY WHICH THREATENS OR ENDANGERS THE PUBLIC SAFETY OR WELFARE, OR WHICH COULD FORESEEABLY CAUSE THE SPREAD OF DISEASE OR INFESTATION TO SURROUNDING PLANT LIFE, IS HEREBY PROHIBITED AND DECLARED A PUBLIC NUISANCE.

VIOLATIONS: 9-304(b)

THE DRIVEWAY IN FRONT OF THE PROPERTY IS IN DISREPAIR.

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

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

Case: CE24010671

Address: 2501 MIDDLE RIVER DR

Owner: MILLER, MALCOLM EDOUARD

Service was via posting at the property on 4/17/24 and at 1 East Broward Blvd. on 4/30/24.

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

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING FORWARD WITH BROKEN PANELS.

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)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE GARAGE DOOR APPEARS TO BE BENT WITH CRACKS IN THE DOOR AND NOT CLOSED PROPERLY.

Special Magistrate Hearing

May 14, 2024

Page 30

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS IN DISREPAIR WITH CRACKS AND DISCOLORED ASPHALT.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-4 ZONE PROPERTY. THERE IS A COMMERCIAL DUMPSTER NOT PERMITTED AT THE PROPERTY.

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE CONSISTING OF A BUCKET, GAS CONTAINER, BOX AND OTHER MISCELLANEOUS TRASH.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT BOAT TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A TRAILER WITH AN EXPIRED TAG FL PLATE LZWP25 EXPIRED ON 03/22.

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. THE GARAGE DOOR IS STAINED AND CHIPPING PAINT.

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

Officer Williams presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Case: CE24010082

Address: 3320 NE 40 ST

Owner: SOLOGUB, NIKOLAI & TAMARA

Service was via posting at the property on 4/22/24 and at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: 9-304 (b) COMPLIED
THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS STAINED WITH DIRT/OIL.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THIS VIOLATION IS A RECURRING VIOLATION, REFERENCE PREVIOUS CASE NUMBER CE23090114 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

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

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

Special Magistrate Hearing

May 14, 2024

Page 31

Officer Williams 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.

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

Case: CE24020309

Address: 1237 SW 9 AVE

Owner: DICKERSON, ADAM

Service was via posting at the property on 4/23/24 and at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE ARE OVERFLOWING TRASH CONTAINERS, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 9-308(b)

WITHDRAWN

VIOLATIONS: 9-308(a)

WITHDRAWN

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING BUT NOT LIMITED TO FASCIA, SOFFITS, HOLES IN WALLS AND ROTTEN EXTERIOR AREAS THAT ARE IN DISREPAIR. 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: 9-304(b)

THERE ARE POTHOLES IN THE DRIVEWAY ALONG WITH AN ERODED DRIVEWAY SURFACE.

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

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

Case: CE23100070

Address: 3117 SW 12 AVE

Owner: MCDAVID, MICHAEL

Service was via posting at the property on 4/17/24 and at 1 East Broward Blvd. on 4/30/24.

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

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

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

VIOLATIONS: 9-306

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

Special Magistrate Hearing

May 14, 2024

Page 32

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS IN DISREPAIR. IT HAS CRACKS, BREAKS AND MISSING PORTIONS.

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

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

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

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

Case: CE23110570

Address: 1460 SW 24 CT 1-4

Owner: PIERRE-PAUL, SMITH EST

Service was via posting at the property on 4/17/24 and at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: 47-19.4.b.1.
2 YARD DUMPSTER STORED IN AN IMPROPER LOCATION. IT IS ON A PARKING SPACE IN THE OFF STREET PARKING AREA.

VIOLATIONS: 18-1. COMPLIED
THERE IS GRAFFITI ON A DUMPSTER 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 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.

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

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

Case: CE24020613

Address: 1225 E LAS OLAS BLVD

Owner: DOMENIC A GUZZO REV TR; GUZZO, DOMENIC A TRUSTEE

Personal service was accepted on 4/18/24. Service was also via posting at 1 East Broward Blvd. on 4/30/24.

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

VIOLATIONS: Sec. 25-4 COMPLIED
THERE IS A CLOTHES RACK THAT HAS BEEN PLACED ON THE PUBLIC SIDEWALK BLOCKING THE PUBLIC RIGHT-OF-WAY. IT SHALL BE UNLAWFUL FOR ANY PERSON TO USE OR OBSTRUCT SUCH PUBLIC SIDEWALK AS TO INTERFERE WITH THE USE OF THE PUBLIC. THIS IS A

Special Magistrate Hearing

May 14, 2024

Page 33

RECURRING VIOLATION OF CASE CE23030033 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE COMPLIANCE DATE.

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

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

Case: FC23120003

Address: 630 NW 10 TER

Owner: P E INVESTMENTS I 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 \$4,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,600 fine, which would continue to accrue until the property was in compliance.

Case: CE22050234

VACATE OIF

Address: 610 SW 31 AVE

Owner: OSBORNE, ESSIE MAE

This case was first heard on 1/11/23 to comply by 2/8/23. Violations and extensions were as noted in the agenda. The property was in compliance, and the City was requesting vacation of the Order Imposing the Fine and that no fine be imposed.

Ms. Flynn vacated the Order Imposing the Fine and imposed no fine.

Case: CE23100805

Address: 1640 NW 25 AVE

Owner: BANKS, ROBERTA EST

This case was first heard on 3/12/24 to comply by 4/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE23100935

Address: 2910 NW 26 ST

Owner: DIXON, ETHEL M

This case was first heard on 3/12/24 to comply by 4/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$10,500 fine, which would continue to accrue until the property was in compliance.

Case: CE23060942

ORDERED TO REAPPEAR

Address: 1725 SE 13 ST

Special Magistrate Hearing

May 14, 2024

Page 34

Owner: JMF 1725 LH LLC

This case was first heard on 9/12/23 to comply by 12/12/23 and 5/14/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$15,400.

Ms. Flynn did not grant an extension so fines would continue to accrue.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 65, 66, and 67 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:

CE24020272

CE24010978

CE24030179

CE24020799

CE24020863

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

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 12:50 P.M.


Special Magistrate

ATTEST:

CLERK, SPECIAL MAGISTRATE