



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
MAY 30, 2024
ANNETTE CANNON PRESIDING
9:00 A.M.

Staff Present:

Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Nadine Blue, Administrative Supervisor
Tamara Lakes, Administrative Assistant
Rhonda Hasan, Senior Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Marco Aguilera, Senior Code Compliance Officer
Stephanie Bass, Code Compliance Supervisor
Dominick Birge, Code Compliance Officer
Amy Brown, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Senior Code Compliance Officer
Paulette DelGrosso, Code Compliance Officer
Edward Eason, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Manuel Garcia, Senior Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Code Compliance Supervisor
Jean Claude Noel, Code Compliance Officer
Evan Oaks, Code Compliance Officer
Bernstein Saimbert, Senior Code Compliance Officer
Diego Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Fitzgerald Simmons, Senior Code Compliance Officer

Respondents and witnesses

CE24030944: Abraham Mahoah; Eidan Mahoah; Richard Ocana
CE23090716: Anthony Bondanella
CE24030419: Jennifer Small
CE24020249: CE24020257: CE24020254; CE24020250;
CE23020904: Courtney Crush Esq.
CE24030851: Meir Derhy
CE23120150: Mary Cornelius; Eddie Brown
CE24020056: Andrei Sagdeev
CE24020553: Claude Lampkin
CE23120036: Margie Francis
CE23110609: Nicole Kelly
CE23080614: Jacqueline Reed-Stiles
CE24030953: Kevin Eutsey
CE24030509: Alexander Pinacho
CE24030959: Feliks Sukhovitsky
CE24040293: Matthew Gelber
CE24040051: Maria Sierra
CE24030155; CE24030156: Luis Arroyo
CE23120704: Carlos Velasquez
CE23080068: Dihosy Veloz
CE22110014: Russell Casteel
CE24020768: Hyacinth Clarke-Jones
CE24010893: Fernando Marca
CE23090452: Juan Penas
CE24030636: Racel Lorfils
CE23060214: Osburn Robinson
CE24030146: Kensley Cher-Enfan
CE24020850: Seramise Davilmar; Sabethsa Davilmar
CE23120161: Sonia Hernandez
CE23030532: Anthony Thomas
CE24040699: Christopher Smith Esq.
CE24010536: Erik Bosch
CE23070553: Rudolph Thompson
CE23030547: Raymond Costello
CE24020600: Donna Hankerson; Nicole Smith
CE23050571: Kurt Weiss
CE24040264: Francisco Zepeda
CE24020390: Walter Morgan; Forest Patten; Cesar Boggio
CE24040297: Finia Jahangard; Anita Chteoui
CE23030497: Leandro Boscarino
CE24020363: Mitchell Klevansky
CE24010894: Carlos Ballbe

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CE23020559: Verna Dupont	CE24031059; CE24031076; CE24031060; CE24031074;
CE23070172: Jethro Marc	CE23010786: Richard Haestier
CE24031075: Sabrina Barnett; Richard Chanas	CE23080875: Juan Florez; Nathalia Sanchez
CE24030645: David Stephen Reidy	CE24030192: Najla Dahan
CE23070284: Troy Liggett	CE24040607: Nayela Giga
CE23040228: Troy Liggett; Steven Fouladi	CE24020769: Esmeralda Lopez; Viviana
CE23050336: Roya Edwards	Bruckenstein; Joel Birkenstein
CE24030505: Leat Khteelo	CE24020656: Ahmed Hazamy
CE24030325; CE24030171: Kevin Diaz	CE24030191: Casey McConnell
CE23050960: Lola Khalikova	CE23100600: Susan Frances Jaen
CE23100526: Debra Burke	CE23110190: Juan Ponce De Leon
CE24020817: Louis St. Cyr	CE24020018: Cyrus Hazim; Isaiah Hazim
CE24040091: Keturah Bradley	

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

The meeting was called to order at 9:06 A.M.

Case: CE23110609

Address: 630 NW 14 WAY

Owner: DAVIS, LILLIAN

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 in compliance, fines had accrued to \$3,200 and the City was requesting \$488 be imposed.

Guy Seiderman, Code Compliance Officer, recommended reducing fines to administrative costs of \$488.

Nicole Kelly said she had worked hard to get into compliance by the deadline and agreed to the fine reduction.

Ms. Cannon imposed administrative costs of \$488.

Case: CE23100600

REQUEST FOR EXTENSION

Address: 6351 NE 20 WAY

Owner: JAEN, ELOY E JR & SUSAN FRANCES

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

Dorain Koloian, Senior Code Compliance Officer, stated the property was not in compliance and fines would begin the following day.

Susan Frances Jaen said the roof work was beginning that day and she was waiting to do the driveway until the roof was done. Supervisor Koloian suggested 56 days.

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

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Case: CE24020817

Address: 1349 SW 25 AVE

Owner: ST CYR, LOUIS L

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT ARE DIRTY AND 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 IN THE FRONT AND IN THE REAR OF THE PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-21050269) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS NOT BEING MAINTAINED AT THIS PROPERTY. THERE IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT. THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA, A TRAILER AND A LAWN MOWER PARKED ON THE REAR OF THE PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-21050269) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT VEHICLE, A GREEN GOLF CART WITH FLAT TIRES PARKED IN THE FRONT OF THE PROPERTY.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE IN THE FRONT, SIDE, AND BACK OF THE PROPERTY INCLUDING BUT NOT LIMITED TO:
TOOLBOX, BARBECUE GRILL, SEVERAL PROPANE GAS TANKS, GASOLINE CONTAINER, PLASTIC CONTAINERS, INDOOR COOKING PANS, CLEANING SUPPLIES, PLYWOOD, SEVERAL COOLERS, CHAIRS, A DERELICT GOLF CART, BOXES, PLASTIC BUCKETS, INDOOR FURNITURE, SEVERAL TRASH BINS, LAWN MOWER, AND OTHER MISCELLANEOUS ITEMS. THE PROPERTY IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-21050269) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Santos presented the case file into evidence and recommended ordering compliance with 18-4.(c) and 47-34.1.A.1. within 10 days, and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

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Louis St. Cyr said a previous inspector had told him the property was clean. Officer Santos agreed to meet with Mr. St. Cyr to discuss what must be done. Mr. St. Cyr said he had already begun complying 9-306. He requested more time to resod the yard because he anticipated having to evict the tenants. Officer Santos did not object.

Amy Brown, Code Compliance Supervisor, suggested allowing 10 days for 9-313.(a) since it was a safety issue.

Ms. Cannon found in favor of the City and ordered compliance with 9-313.(a), 18-4.(c), and 47-34.1.A.1. within 10 days, with 9-304(b) within 56 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE24030171

Address: 1290 SW 28 AVE

Owner: CSMA FT LLC

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-308(b) COMPLIED

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

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-304(b)

THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA AT THE LEFT SIDE OF THE PROPERTY, FULL OF ITEMS AND COVERED BY CARPETS. THE DRIVEWAY IS DIRTY AND NOT BEING MAINTAINED.

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A WHITE FORD VAN WITH EXPIRED LICENSE PLATE NUMBER CEB J55 EXPIRED ON 12-23.

VIOLATIONS: 18-1. COMPLIED

THERE ARE ITEMS BEING STORED OUTSIDE OF THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE INCLUDING BUT NOT LIMITED TO: FRIDGE, COOLERS, PROPANE GAS TANKS, GAS CONTAINERS, CHAIRS, TABLES, LADDERS, BARBECUE GRILL, INDOOR FURNITURE, OFFICE CHAIR, BUCKETS, CARTS, CARPETS, BOXES, TRAILER, TRASH, RUBBISH, DEBRIS AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

Kevin Diaz requested 90 days because they would need to hire contractors.

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

Case: CE24030325

Address: 1389 SW 24 AVE

Owner: CSMA FT LLC

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-306

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT BY ROOF ON NORTH SIDE OF THE PROPERTY.

VIOLATIONS: 9-308(b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF, SHINGLES ARE DIRTY/STAINED.

VIOLATIONS: 47-19.1.D. COMPLIED

THERE ARE TWO CAR CANOPY FRAMES ERECTED IN THE FRONT YARD OF THIS OCCUPIED PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES.

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY IS MISSING GRAVEL AND HAS WEEDS GROWING THROUGH.

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 PROPERTY AND SWALE AREA.

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

Kevin Diaz requested 90 days and Officer Santos did not object.

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

Case: CE24010894

Address: 2821 E OAKLAND PARK BLVD

Owner: EAST OAKLAND PARK RETAIL; BUILDING LLC

Service was via posting at the property on 5/10/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 24-28(c) COMPLIED

THE DUMPSTER AT THIS PROPERTY IS NOT KEPT WITHIN THE DUMPSTER ENCLOSURE.

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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.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE UNEVEN AREAS OF PAVEMENT AND FADED STRIPING.

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

Carlos Ballbe noted the photos were of properties adjacent to his. Stephanie Bass, Code Compliance Supervisor, requested time to review the case.

Mr. Ballbe said he was already hiring the contractor to repair his pavement and requested 90 days.

Upon returning to the case, the City clarified which properties were involved and Supervisor Bass did not object to the request for 91 days.

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

Case: CE24031075

Address: 1209 NE 13 AVE 1-2

Owner: BARNETT, SABRINA

Service was via posting at the property on 5/4/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 15-272.(a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. 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, UNLESS A VALID VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

Officer Champagne presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$500 per day.

Sabrina Barnett requested 30 days. Officer Champagne noted the property had been cited in March and they were still operating without a license.

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

Case: CE24040699

Address: 1725 SE 12 ST

Owner: LAUDERDALE YACHT CLUB

Service was via posting at the property on 5/20/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 18-1.
THERE IS ILLEGAL DISCHARGE OF OFFENSIVE FLUIDS AS PER CHAPTER 25-14 AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THIS IS IRREPARABLE OR IRREVERSIBLE

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DAMAGE AND THE PROPERTY OWNER WILL BE TAKEN TO SPECIAL MAGISTRATE WHEREIN THE PROPERTY OWNER MAY BE FINED UP TO \$15,000.00. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Aguilera presented the case file into evidence and stated the violation was now in compliance. He requested a \$15,000 fine for the irreparable, irreversible violation.

Christopher Smith Esq. said they had acted as soon as they were aware of the violation and they had fired the subcontractor who had dumped the grease and hired someone to remove the grease properly. He requested a fine reduction. Officer Aguilera confirmed that the vacuum truck had arrived before he left the property. Stephanie Bass, Code Compliance Supervisor, did not object to reducing the fine to \$10,000.

Ms. Cannon found in favor of the City and imposed a \$10,000 fine for the irreparable, irreversible violation.

Case: CE24020769

Address: 4300 N OCEAN BLVD

Owner: PLAZA EAST ASSOC INC

Personal service was accepted on 5/7/24. Service was also via posting at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE ROOF SURFACE AT THIS BUILDING WAS FOUND TO NOT BE WATERTIGHT OR WEATHERTIGHT. THERE IS DAMAGE TO THE ROOF, CAUSING WATER LEAKS INTO THE INTERIOR OF UNIT PH-H.

VIOLATIONS: 17-6.

THERE IS NOISE EMANATING FROM THE EXTRACTOR FANS INSTALLED ON THE PROPERTY IN EXCESS OF THE PERMISSIBLE INDOOR SOUND LEVEL LIMITS EXCEEDING 45 DBA BETWEEN THE HOURS OF 07:00AM AND 10:00PM.

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

Esmeralda Lopez, general manager, said they had hired a roofer and most of the work was done. They had also hired an engineer to address the fan issue and the part to repair it should be received in three to four weeks.

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

Case: CE24030851

CITATION APPEAL

Address: 510 SAN MARCO DR

Owner: SAN MARCO TR

Dominick Birge, Code Compliance Officer, testified that the property had been cited on 3/24/24, to comply by 3/24/24. There was an immediate fine of \$500.

VIOLATIONS: 15-278.(1)(e) IMMEDIATE FINE \$250

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

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VIOLATIONS: 15-278(3) IMMEDIATE FINE \$250
THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE PERMITTED TIME
FRAMES.

Meir Derhy said he had signage at the property indicating no parking on the street and no trash should be left out. He said he had remedied the violations within half an hour. He stated it was a visitor, not the tenant, who had parked on the street at midnight. He noted he had no power to tow the vehicle. The night team inspector said the trash cans were out for approximately 20 minutes and acknowledged the owner remedied the situation over the phone.

Ms. Cannon granted the appeal.

Case: CE23030532

Address: 1634 NW 8 AVE 1-2

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

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, fines had accrued to \$24,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jean Claude Noel, Code Compliance Officer, confirmed the property was not in compliance.

Anthony Thomas said the problem was the mail was delivered to his mother-in-law's home. And he was therefore unaware of the violation or the first hearing. He requested 56 days. Stephanie Bass, Code Compliance Supervisor, did not object.

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

Case: CE24020018

Address: 6801 NW 32 AVE

Owner: HAZIM, JEFFREY & ANDREA; HAZIM, CYRUS

Service was via posting at the property on 5/11/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 47-21.15.A

IT SHALL BE UNLAWFUL TO REMOVE A TREE DESCRIBED AS FOLLOWS: ONE (1) BLACK OLIVE
WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT.

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

Isaiah Hazim said his grandfather had found someone to cut the tree down. He said they had already pulled the after-the-fact permit. He stated they would repair the driveway before planting a new tree.

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

Case: CE24030191

Address: 6131 N FEDERAL HWY

Owner: A M DAVIS MERCANTILE CO

Service was via posting at the property on 5/3/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 47-19.5.D.5.

THERE IS A CONCRETE WALL STAINED AND DIRTY AND IN DISREPAIR WITH CRACKS AND MISSING TOP SECTIONS IN THE REAR OF THIS B1-ZONED COMMERCIAL PROPERTY.

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

Casey McConnell said repairs were being done now and requested 30 days.

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

Case: CE23050336

ORDERED TO REAPPEAR

Address: 1242 NE 5 TER

Owner: LAND MEN GROUP LLC

This case was first heard on 2/29/24 to comply by 5/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jean Claude Noel, Code Compliance Officer, confirmed the property was not in compliance.

Roya Edwards said the owner was working toward compliance and planned to pave the lot, so it seemed wasteful to install sod. She requested 60 days. Stephanie Bass, Code Compliance Supervisor, said there were no permits yet and recommended imposition of the fine.

Ms. Cannon did not grant an extension and fines would begin to accrue on 5/31/24.

Case: CE23120150

Address: 513 NW 16 AVE

Owner: CORNELIUS, MARY LEE

Service was via posting at the property on 5/2/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 47-19.2.II.4.B COMPLIED

THERE IS A PORTABLE STORAGE UNIT ON THIS PROPERTY.

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE MULTIPLE DERELICT VEHICLES AND OR TRAILERS ON THE PROPERTY.

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.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTSIDE STORAGE OF MANY ITEMS, INCLUDING BUT NOT LIMITED TO, EQUIPMENT, BUCKETS, BRICKS, CINDER BLOCKS, STORAGE BINS, WOOD AND MANY MORE MISC ITEMS.

VIOLATIONS: 9-304(b) COMPLIED

THE DRIVEWAY APRON IS WORN AND HAS AREAS OF MISSING ASPHALT.

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

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

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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: 24-27.(b) COMPLIED

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

Officer Acquavella presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$25 per day, per violation.

Mary Cornelius said all the work had been done except for removing the gravel. She said all her children had asthma and they could not plant grass. She said the City had agreed to this when they built the home. Dorian Koloian, Code Compliance Supervisor, said the owner must reduce the gravel to 10% and they may be allowed to install artificial turf or something else, with a permit. Ms. Cornelius said she was on a fixed income and could not afford artificial turf. Supervisor Koloian suggested 91 days and ordering the respondent to attend the return hearing. Stephanie Bass, Code Compliance Supervisor said they could investigate ways the City could assist in the 91 days.

Ms. Cannon found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day, per violation and ordered the respondent to attend the 8/29/24 hearing.

Case: CE23090716

REQUEST FOR EXTENSION

Address: 27 SE 11 ST

Owner: BONDANELLA, ANTHONY JAMES

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, and fines had accrued to \$3,200.

Gustavo Caracas, Code Compliance Officer, confirmed the property was not in compliance.

Anthony Bondanella said he had been working toward compliance and requested 60 days. Amy Brown, Code Compliance Supervisor, did not object, and suggested 91 days.

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

Case: CE24030155

Address: 843 NW 2 AVE

Owner: 240 FLL TR; GRUPO L CORP TRUSTEE

Service was via posting at the property on 5/7/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 18-4(b) WITHDRAWN

THERE IS/ARE DERELICT VEHICLE(S) OR VESSEL ON THIS PROPERTY THAT HAS BEEN NOTED TO HAVE BEEN STORED FOR A PROLONGED PERIOD OF TIME INCLUDING BUT NOT LIMITED TO A WHITE CHEVY VAN LOCATED AT REAR OF PROPERTY.

VIOLATIONS: 47-34.4.B.1. WITHDRAWN

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR TRAILER AT THIS LOCATION. THE SILVER PICK UP TRUCK AND BLACK TRAILER USED TO HAUL VEHICLES HAS BEEN STORED IN THE PROPERTY FOR PROLONGED PERIOD OF TIME.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE ON THE CARPORT AREA OF MISCELLANEOUS GOODS AND MATERIALS INCLUDING BUT NOT LIMITED

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TO BUCKETS, GAS CONTAINERS, FOLDING CHAIRS, ROLLING TABLES. THE CARPORT AREA IS BEING USED AS A STORAGE AREA.

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY ON THE PROPERTY IS NOT WELL-GRADED AND/OR DEFINED.
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-280(h) (1)
THE CHAIN LINKED 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.

Officer Caracas presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Luis Arroyo said they were working toward compliance and had hired a company to begin the eviction process because the tenant was causing the violations.

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

Case: CE24030156

Address: 843 NW 2 AVE

Owner: 240 FLL TR; GRUPO L CORP TRUSTEE

Service was via posting at the property on 5/7/24 and at 1 East Broward Blvd. on 5/16/24.

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

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

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

Luis Arroyo agreed to comply immediately.

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

Case: CE23070553

REQUEST FOR EXTENSION

Address: 1795 LAUDERDALE MANOR DR

Owner: THOMPSON, YVETTE D; THOMPSON, R
THOMPSON, D 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 \$1,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rudolph Thompson said he could install the sod in a few days.

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Bovary Exantus, Code Compliance Officer, did not object to the request for an extension.

Ms. Cannon granted a 15-day extension, during which time no fines would accrue.

Case: CE24020390

Address: 2512 LAGUNA DR

Owner: PATTEN, FOREST; FOREST E PATTEN REV TR

Service was via posting at the property on 5/13/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 47-20.13.G.1.

THE SWALE AREA HAS BEEN ALTERED BY ADDING ARTIFICIAL TURF WITHOUT OBTAINING RIGHT OF WAY IMPROVEMENT PERMIT.

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

Walter Morgan Esq., the owner's attorney, said the work had been done prior to a change in the ordinance. He submitted documentation which he said indicated the artificial turf had been installed and approved with a permit. He said they had been cited four years later but that case had been dismissed last year.

Amy Brown, Code Compliance Supervisor, said the turf was installed between February 2018 and January 2019 and the code section had taken effect in 2017. She said the permit that was completed in 2019 noted the swale must be sod. Oscar Boggio, contractor, said the engineer and Zoning and approved the final inspection. Stephanie Bass, Code Compliance Supervisor, confirmed that if the permit was approved in error, it was still a violation.

Ms. Hasan said there was no "grandfathering" if something was approved in error. She pointed out these were two different permits. Mr. Morgan and Mr. Boggio agreed. Staff could not determine if both permits had been approved on final inspection.

Supervisor Brown requested the case be rescheduled.

Ms. Cannon agreed to reschedule the case for 8/29/24.

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 in compliance, fines had accrued to \$16,500 and the City was requesting the full fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fine.

Sonia Hernandez said they were not aware of the fines. She had taken the ad down in February and put it back up the first week of April, thinking the property was in compliance because the application had been approved. Inspector Gavin then informed her the property was not in compliance yet so she had removed the ad again on April 24. She had not rented the home during this time. Amy Brown, Code Compliance Supervisor, explained that the application may have been approved but the property was not in compliance until the final inspection passed and she had a certificate.

Ms. Cannon imposed a fine of \$5,000 for the time the property was out of compliance.

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Case: CE24020553

Address: 618 NW 11 AVE

Owner: LAMPKIN, CLAUDE JR

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

Guy Seiderman, 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 DRIVEWAY ON THIS PROPERTY IS NOT BEING MAINTAINED. THE DRIVEWAY HAS CRACKS, POTHoles AND THE ASPHALT TOPCOAT IS RAISED, LOOSE AND MISSING IN SOME AREAS

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE SURROUNDING THE PROPERTY IS IN DISREPAIR. AREAS OF THE FENCE ARE BENT AND ARE LEANING IN NEED OF REPAIR OR REPLACING.

VIOLATIONS: 9-306

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

VIOLATIONS: 18-4(b) COMPLIED

THERE IS A DERELICT VEHICLE OR VESSEL ON THIS PRIVATE PROPERTY THAT HAS BEEN NOTED TO HAVE BEEN ABANDONED FOR A PERIOD OF IN EXCESS OF 10 DAYS - TOYOTA COROLLA EXPIRED TAG WITH A FLAT TIRE ON THE DRIVER SIDE.

VIOLATIONS: 9-305(b)

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

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

Claude Lampkin said he would complete the painting this weekend. He stated fence was not his. He was seeking financial help for the other work. He requested 90 days.

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

Case: CE24040293

Address: 828 SW 14 CT

Owner: GELBER, MATTHEW RYAN

Service was via posting at the property on 5/10/24 and at 1 East Broward Blvd. on 5/16/24.

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. 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, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

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. Future violations would result in a \$1,000 per day fine.

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Matthew Gelber said they had removed the ad immediately.

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

Case: CE24030146

Address: 1600 NW 8 AVE

Owner: CHER-ENFANT, KENSLEY JONES; CHER-ENFANT, DENISE ET AL

Service was via posting at the property on 5/17/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-305(a)

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

VIOLATIONS: 9-308(b) COMPLIED

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

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 DOORS, INTERIOR FURNITURE AND OTHER MISCELLANEOUS ITEMS.

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: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE WAS OBSERVED TO BE IN DERELICT CONDITIONS AS PER THE DEFINITION OF SECTION 18-3 DUE TO FLAT TIRES AND MISSING OR EXPIRED REGISTRATION.

VIOLATIONS: 18-12.(a)

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

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, MISSING PARKING STRIPES AND COVERED IN A NON-DUSTLESS MATERIAL.

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 9-305(a), 47-34.1.A.1., 18-12.(a), within 10 days, with 9-305(b) within 28 days, or a fine of \$100 per day, per violation and with and 9-363 within 10 days or a fine of \$250 per day.

Kensley Cher-Enfan said the grass should be done this weekend and the trash was already gone. He agreed to register the rental.

Ms. Cannon found in favor of the City and ordered compliance with 9-305(a), 47-34.1.A.1., 18-

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12.(a), within 10 days, with 9-305(b) within 28 days, or a fine of \$100 per day, per violation and with and 9-363 within 10 days or a fine of \$250 per day.

Case: CE24020056

Address: 616 NW 22 RD

Owner: COMMUNITY HOME BUYERS LLC

Service was via posting at the property on 5/28/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 18-1. COMPLIED

THERE IS A VIOLATION 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. THERE IS A LARGE SIGN ON THE SIDE OF THE HOUSE YELLOW IN COLOR THAT HAS AN OPENING ALLOWING FOR ANIMALS AND WATER TO SETTLE CAUSING A BREEDING GROUND FOR MOSQUITOS.

VIOLATIONS: 9-304(b) COMPLIED

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE23070597. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS OBTAINED.

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. THE WALL, FASCIA, SIDEWALK, WHITE SHUTTERS ON THE SIDE WINDOWS, DRIVEWAY AND DOOR HAVE DARK STAINS ON THEM. THEY NEED TO BE MAINTAINED AND PAINTED. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE23070597. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS OBTAINED.

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 PREVIOUS CASE NUMBER CE23070597. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS OBTAINED.

Officer Seiderman presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 18-12.(a), 9-306, and 9-305(b) had existed as cited.

Andrei Sagdeev agreed.

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

Case: CE24030953

Address: 712 NW 2 ST

Owner: SATOR INVESTMENTS LLC

Service was via posting at the property on 5/8/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS NWRAC-MUW ZONED PROPERTY. THERE ARE MULTIPLE VESSELS ARE BEING STORED ON THIS PROPERTY.

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

Kevin Eutsey requested until August to keep the boats on the property. Dorian Koloian, Code Compliance Supervisor, said this was a main thoroughfare and the City wanted the boats removed. Mr. Eutsey agreed to move the boats to the rear of the property.

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

Case: CE23050571

ORDERED TO REAPPEAR

Address: 2401 NE 32 AVE

Owner: WEISS, KURT A & AMY A

This case was first heard on 10/26/23 to comply by 1/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, said permits for dock pilings and the seawall had been issued and recommended a 119-day extension. He requested an order to reappear as well.

Kurt Weiss agreed.

Ms. Cannon granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/26/24 hearing.

Case: CE23100526

REQUEST FOR EXTENSION

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, and fines had accrued to \$1,250.

Jean Claude Noel, Code Compliance Officer, confirmed one violation remained.

Debra Burke requested 30 days.

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

Case: CE23120036

Address: 625 NW 22 RD

Owner: COPELAND, SHALONDA; FRANCIS, MARGIE

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, fines had accrued to \$7,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

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Margie Francis said there had miscommunication about what needed to be done. Dorian Koloian, Code Compliance Supervisor, produced a recent photo and said the landscaping and exterior maintenance had not been in compliance as of the last inspection.

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

Case: CE23080068 REQUEST FOR EXTENSION

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.

Bovary Exantus, Code Compliance Officer, confirmed the property was not in compliance.

Dihosy Veloz stated he just needed to move the RV and requested five days.

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

Case: CE24030944

Address: 11 SE 12 AVE

Owner: MANOAH, ABRAHAM AVI

Service was via posting at the property on 5/7/24 and at 1 East Broward Blvd. on 5/16/24.

Gustavo Caracas, 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: 47-34.4.B.1. WITHDRAWN

THERE IS PARKING OF AN RV/MOBILE HOME VEHICLE AND/OR TRAILER AT THIS LOCATION. THERE IS AN RV AND A UTILITY TRAILER PARKED/STORED ON THE PROPERTY.

VIOLATIONS: 9-308(b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS STAINED AND/OR DIRTY.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE PERIMETER WALL NEEDS TO BE CLEANED AND CLEARED OF ANY MILDEW AND OTHER ELEMENTS NOT PART OF THE WALL. THE WOODEN DOOR NEEDS TO BE REPLACED.

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.

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

Richard Ocana, general contractor, agreed to comply 18-12.(a) within 10 days but requested 90 days for the remaining violations because they intended to demolish the property. They had already applied for the permit.

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

Case: CE23120704

Address: 859 NW 16 TER

Owner: ALLIANCE PROPERTY DEVELOPMENT; LLC

Service was via posting at the property on 5/8/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT MANNER. IT IS NOT IN A SMOOTH AND WELL GRADED CONDITION. THE DRIVEWAY APPROACH IS MISSING GRAVEL.

VIOLATIONS: 9-305 (b)

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

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

Carlos Velasquez described their progress and said they had misunderstood what needed to be done. He requested 60 days for the driveway and said they had already addressed the landscaping by installing sod. Dorian Koloian, Code Enforcement Supervisor, recommended 56 days.

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

Case: CE23050960

ORDERED TO REAPPEAR

Address: 1301 NE 4 AVE

Owner: R S HOLDINGS II LLC

This case was first heard on 9/28/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, confirmed the property was not in compliance. He said the permit was awaiting clint reply.

Lola Khalikova stated they had received the comments in March and the boring report had been done. She said the architect had sent documents to the permit shop and they should resubmit to the City the following day. Officer Saimbert recommended 91 days and ordering the respondent to attend the 8/29/24 hearing.

Ms. Cannon granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/29/24 hearing.

Case: CE24030645

Address: 1221 AVOCADO ISLE

Owner: REIDY, DAVID STEPHEN

Service was via posting at the property on 5/16/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-308 (b)

THE ROOF IS DIRTY/STAINED AND IN NEED OF CLEANING.

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VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY AREA HAS WEEDS/VEGETATION GROWING THROUGHOUT.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE CE21020393. 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: 47-34.4.C.2.d. COMPLIED
RECREATIONAL VEHICLE STORED IN A MANNER INDICATING PERSONS ARE SLEEPING ABOARD. THERE ARE ELECTRICAL CONNECTIONS HOOKED UP WITH THE CANOPY EXTENDED.

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

David Stephen Reidy had submitted motions to strike and to dismiss, which Ms. Cannon denied. He had also filed a motion to postpone for continued discovery and said this was to request additional time to comply. He stated he had applied for a demolition permit.

Ms. Hasan stated the permits to which Mr. Reidy referred had been voided due to abandonment; there were no active permits. Mr. Reidy said he intended to reapply for the permits. He requested 120 days to resubmit the permits and begin the process. Stephanie Bass, Code Compliance Supervisor suggested 56 days and an order to reappear.

Ms. Cannon found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 8/29/24 hearing.

Case: CE24040607

Address: 3940 RIVERLAND RD

Owner: IPREP HOLDINGS LLC

Service was via posting at the property on 5/1/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 47-19.4.D.8. COMPLIED
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH AND TRASH/LITTER ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE CE23070199 AND AS SUCH THIS CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

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

Nayela Giga said the last violation was in 2023 and requested Ms. Cannon not make a finding of fact. She said they had hired new employees to keep the property clean. Stephanie Bass, Code Compliance Supervisor said any violation within the last five years under the same owner constituted a repeat violation.

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

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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, Code Compliance Officer Supervisor, stated the parking lot violation remained.

Courtney Crush Esq., the owner's attorney, said the paving contractor would do the work the following week and requested 10 days.

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

Case: CE24020250

Address: 450 NE 9 ST

Owner: 450 NE 9TH OWNER LLC; % AIMCO INVESTMENT COMPANY LLC

Service was via posting at the property on 5/20/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 15-28

THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

Courtney Crush Esq., the owner's attorney, requested 56 days. She said they needed to obtain business tax receipts and first needed surveys for five parking lots.

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

Case: CE24020254

Address: 550 NE 9 ST

Owner: 550 NE 9TH OWNER LLC; %AIMCO INVESTMENT COMPANY LLC

Service was via posting at the property on 5/20/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 15-28

THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

Courtney Crush Esq., the owner's attorney, requested 56 days.

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

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Case: CE24020257

Address: 820 NE 5 AVE

Owner: 550 NE 9TH OWNER LLC; %AIMCO INVESTMENT COMPANY LLC

Service was via posting at the property on 5/20/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 15-28

THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

Courtney Crush Esq., the owner's attorney, requested 56 days.

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

Case: CE24020249

Address: 831 NE 5 AVE

Owner: 450 NE 9TH OWNER LLC; % AIMCO INVESTMENT COMPANY LLC

Service was via posting at the property on 5/20/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 15-28

THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

Courtney Crush Esq., the owner's attorney, requested 56 days.

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

Case: CE24020636

Address: 1490 NW 19 CT 1-2

Owner: LORFILS, RACEL

Service was via posting at the property on 5/8/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT CHEVY CAMARO INOPERABLE WITH MISSING PARTS STORED AT THIS PROPERTY.

VIOLATIONS: 9-304(b)

PARKING ON THE LAWN DIRT SURFACE PROHIBITED. THE ASPHALT DRIVEWAYS ARE IN DISREPAIR. THERE ARE CRACKS, HOLES IN THE DRIVEWAY AND THE BLACKTOP IS FADED.

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

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Racel Lorfils said he had applied for a permit and needed to find a general contractor. He requested 30 days. Officer Exantus did not oppose 56 days.

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

Case: CE24020600

Address: 2228 NW 6 CT 1-2

Owner: SMITH, GENEVA H/E; SMITH, DAVID LEE

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR, WITH LEANING, BENT AND BROKEN POST. ADDITIONALLY, VARIOUS PARTS OF THE FENCE SHOW SIGNS OF RUST AND ARE NOT BEING ADEQUATELY MAINTAINED.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE DRIVEWAY ON THIS PROPERTY IS NOT BEING MAINTAINED. THE DRIVEWAY HAS CRACKS, POTHOLES AND THE ASPHALT TOPCOAT IS RAISED, LOOSE AND MISSING IN SOME AREAS.

VIOLATIONS: 9-363 WITHDRAWN

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

VIOLATIONS: 9-278(e)

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

VIOLATIONS: 9-305(b)

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

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days or a fine of \$250 per day and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Nicole Smith stated her grandmother, the owner, was bedridden. She produced a letter indicating there were no tenants in the property; everyone was family. Dorian Koloian, Code Compliance Supervisor withdrew 9-363. Ms. Hasan said the hurricane shutters were a life safety issue.

Ms. Cannon found in favor of the City and ordered compliance with 9-278(e) within 28 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

Case: CE23040228

Address: 1240 NE 5 AVE

Owner: 1240 NE 5TH AVENUE LLC

Service was via posting at the property on 5/15/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS CB ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO CONSTRUCTION VEHICLES, BUCKETS, CONSTRUCTION MATERIALS, PALLETS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-12.(a)

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

Officer Noel presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with 47-3.1.A.1. within 28 days or a fine of \$100 per day, per violation.

Troy Liggett, neighbor, said the property was in very bad condition and asked the City to do something about it.

Steven Fouladi, general contractor, said the property was being rented for construction staging for City work. Ms. Cannon noted that it was not legal to use property in this zone for this purpose.

Ms. Cannon found in favor of the City and ordered compliance with 18-12(a) within 10 days and with 47-3.1.A.1. within 28 days or a fine of \$100 per day, per violation.

Case: CE24020850

Address: 1611 NW 8 AVE

Owner: DAVILMAR, ARNOLD & SARAMISE

Service was via posting at the property on 5/17/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 47-19.5.D.5. COMPLIED

THERE IS A BUFFER WALL ON THE PROPERTY THAT IS IN NEED OF MAINTENANCE. THE BUFFER WALL ON THE PROPERTY WAS OBSERVED STAINED.

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 PILES OF DIRT, BOXES AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-308(b) COMPLIED

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND 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: 9-306 COMPLIED

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

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.

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

Sabethsa Davilmar said everything had been removed but they still needed to plant grass.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE23030497

Address: 2530 E OAKLAND PARK BLVD

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

This case was first heard on 3/28/24 to comply by 4/7/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$25,800 and the City was requesting the full fine be imposed.

Dorian Koloian, Code Compliance Supervisor, confirmed the property was in compliance and recommended imposition of the fine.

Leandro Boscarino said he was unaware of the violations until the end of April. He said an enclosure was not required for a two-yard dumpster. Dorian Koloian, Code Compliance Supervisor said the dumpster needed to be behind the building. Mr. Boscarino described his efforts to comply and requested a fine reduction.

Ms. Cannon imposed a fine of \$10,000 for the time the property was out of compliance.

Ms. Cannon took a brief recess.

Case: CE23080875

Address: 3305 NE 37 ST

Owner: LIPSZYC, MOSHE

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

Officer Champagne presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$1,000 per day.

Juan Florez said they had already submitted the application. Nathalia Sanchez stated they had also removed the ad.

Ms. Cannon found in favor of the City and ordered compliance within 15 days or a fine of \$1,000 per day.

Case: CE23060214

Address: 1511 NW 12 ST

Owner: ROBINSON, OSBURN

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT GMC DENALI WITH BROKEN WINDOWS, FLAT TIRES AND EXPIRED TAG PARKED/STORED ON THE SWALE OF THIS PROPERTY.

VIOLATIONS: 18-1.
THERE ARE BOXES, BAGS AND OTHER MISCELLANEOUS ITEMS BEING STORED IN THE CARPORT. THE PROPERTY 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 STAINS AND MISSING, PEELING PAINT.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-1 within 10 days and with 9-306 within 28 days or a fine of \$50 per day, per violation.

Osburn Robinson said his father had passed away in March. He agreed to address the violations.

Ms. Cannon found in favor of the City and ordered compliance with 19-1 within 28 days and with 9-306 within 56 days or a fine of \$50 per day, per violation.

Case: CE24010893

Address: 1424 NW 19 AVE

Owner: SOUTH FLORIDA PREMIUM PROPERTIES LLC

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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

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

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

VIOLATIONS: 18-4.(c)
THERE ARE MULTIPLE DERELICT VEHICLES WITH NO TAGS AND FLAT TIRES STORED ON THIS PROPERTY.

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS WORN THROUGH AND HAS GRASS AND WEEDS GROWING THROUGH IT.

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VIOLATIONS: 47-34.4.A.1.

THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation and granting the City the right to tow the commercial vehicle from the right-of-way.

Fernando Marca said he had removed all the vehicles. He would meet with Officer Exantus to discuss what must be done in the yard.

Ms. Cannon found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation and granted the City the right to tow the commercial vehicle from the right-of-way.

Case: CE24040091

Address: 1408 NW 6 ST

Owner: BRADLEY, ALPHONSO LE; BRADLEY, GREGORY SR ET AL

Service was via posting at the property on 5/2/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-363 WITHDRAWN

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

VIOLATIONS: 9-308(a)

ROOF IS NOT IN GOOD REPAIR, IS NOT WEATHER OR WATERTIGHT AND HAS LARGE TARPS COVERING A LARGE PORTION OF IT.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION OF CASE CE19061040 WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-305(b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION OF CASE CE19061040 AND AS SUCH, FINES WILL BEGIN TO IMMEDIATELY ACCRUE AT \$100.00 PER DAY AND RUN DAILY UNTIL THE VIOLATION IS COMPLIED AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES.

VIOLATIONS: 9-304(b) COMPLIED

THE DRIVEWAY IS NOT BEING PROPERLY MAINTAINED. THERE ARE AREAS OF MISSING GRAVEL AND WEEDS GROWING THROUGH THE EXISTING GRAVEL. THIS IS A REPEAT VIOLATION OF CASE CE19061040 AND AS SUCH, FINES WILL BEGIN TO IMMEDIATELY ACCRUE AT \$100.00 PER DAY AND RUN DAILY UNTIL THE VIOLATION IS COMPLIED AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION OF CASE CE19061040 AND AS SUCH, FINES WILL BEGIN TO IMMEDIATELY ACCRUE AT \$100.00 PER DAY AND RUN DAILY UNTIL THE VIOLATION IS COMPLIED AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES.

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VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE MULTIPLE ITEMS BEING STORED IN THE YARD OF THIS PROPERTY, INCLUDING BUT NOT LIMITED TO, A PALLET, WOOD, CONCRETE STEPPINGSTONES, PLASTIC BIN, GAS CAN. THIS IS A REPEAT VIOLATION OF CASE CE19061040 AND AS SUCH, FINES WILL BEGIN TO IMMEDIATELY ACCRUE AT \$100.00 PER DAY AND RUN DAILY UNTIL THE VIOLATION IS COMPLIED AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES.

Officer Acquavella presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation and requested a finding of fact that violations 9-305(b), 9-304(b), 18-12.(a), and 47-34.1.A.1. had existed as cited.

Keturah Bradley, the owner's daughter, said the property had been sold and the new owner would assume responsibility for the violations. She requested 90 days.

Ms. Cannon found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation and found for the City that violations 9-305(b), 9-304(b), 18-12.(a), and 47-34.1.A.1. had existed as cited.

Case: CE24040264

Address: 2436 OKEECHOBEE LN

Owner: ZEPEDA, FRANCISCO

Service was via posting at the property on 5/10/24 and at 1 East Broward Blvd. on 5/16/24.

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. 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, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

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. Future violations would result in a \$1,000 per day fine.

Francisco Zepeda apologized.

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

Case: CE24030959

Address: 820 NE 26 AVE

Owner: SUKHOVITSKY, FELIKS

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 47-2.2.Q.3 COMPLIED

THERE IS LANDSCAPING THAT IS CREATING A SIGHT DISTANCE HAZARD BY OBSTRUCTING THE VIEW OF ONCOMING TRAFFIC. IT IS NOT IN THE REQUIRED SETBACK OF 25 FT FROM POINT OF INTERSECTION AT THIS ZONE R-O (RESIDENTIAL OFFICE) PROPERTY.

VIOLATIONS: 9-308(b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS STAINED, DIRTY, DISCOLORED, MILDEWED AND HAS MOLD.

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VIOLATIONS: 9-306

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT PARKING LOT IS FADED, DISCOLORED AND STAINED.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON AND THROUGHOUT THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22080860. 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.

Supervisor Koloian presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day, per violation. She also requested a finding of fact that violation 18-12.(a) had existed as cited.

Feliks Sukhovitsky said he planned to demolish the property. He anticipated submitting the application by the end of June. He requested rescheduling the case for 90 days. Stephanie Bass, Code Compliance Supervisor recommended ordering compliance within 91 days and ordering the respondent to attend the 8/29/24 hearing.

Ms. Cannon found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day, per violation. She also found for the City that violation 18-12.(a) had existed as cited and ordered the respondent to attend the 8/29/24 hearing.

Case: CE23020559

Address: 1119 NW 10 TER

Owner: BLESSED FACTOR LLC

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 47-21.9.M.

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

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

Verna Dupont said the property had been seeded. She added that there was no water on the property. Stephanie Bass, Code Compliance Supervisor, said there were mobile watering trucks Ms. Dupont could hire.

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

Case: CE24020363

Address: 2741 NE 30 ST

Owner: KROCHTA, KRISTINA; STEFAN & K KROCHTA REV LIV TR

Service was via posting at the property on 5/4/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-280(h) (1)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 18-11.(b)

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 Garcia presented the case file into evidence and recommended ordering compliance with 18-11.(b) within 10 days or a fine of \$100 per day and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Mitchell Klevansky said he had addressed the pool and landscaping. He needed time to paint and requested 90 days. Stephanie Bass, Code Compliance Supervisor, did not object to 91 days for all violations except 18-11.(b), which staff needed to verify was in compliance.

Ms. Cannon found in favor of the City and ordered compliance with 18-11.(b) within 10 days or a fine of \$100 per day and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

Case: CE24030419

Address: 100 ISLE OF VENICE DR

Owner: GUARDIAN ISLE OF VENICE LLC

Service was via posting at the property on 5/13/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 18-14.(b) COMPLIED

THERE IS A VESSEL THAT IS PARTIALLY SUNKEN AND IS LEAKING OFFENSIVE FLUIDS INTO THE WATERWAY. AN EMERGENCY IS DEFINED AS A HAZARD IMMINENTLY DANGEROUS TO THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC.

VIOLATIONS: 18-1. COMPLIED

THERE IS A VESSEL PARTIALLY SUNKEN AND IS SPILLING FUEL AND OR OFFENSIVE FUELS INTO THE WATERWAY AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. ~~THIS IS A RECURRING VIOLATION. REFERENCE PREVIOUS CASE NUMBER CE22090651. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.~~ THIS VIOLATION IS ALSO A PUBLIC NUISANCE WHICH CAUSED IRREPARABLE IRREVERSIBLE DAMAGE TO THE WATERWAY, AND THE CITY WILL ASK FOR FINES TO BE IMPOSED.

Supervisor Koloian presented the case file into evidence and said the violations were now in

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compliance. She requested a finding of fact that recurring violation 18-1 had existed as cited and imposing a \$15,000 fine for the irreparable irreversible damage to the waterway.

Jennifer Small stated the "recurring violation" definition was no longer in the City Code of Ordinances. Stephanie Bass, Code Compliance Supervisor, said the City had begun using 18-1 and 18-12.(a) for nuisances in 2008 instead.

Ms. Hasan agreed to strike the "recurring" designation and said the City still wanted the fine for the irreparable irreversible damage to the waterway. Ms. Small then argued that the boar was not on the property; it was in the water, so the property owner was not responsible. She claimed the Coast Guard had informed her they had found nothing at the site and Supervisor Koloian stated the Coast Guard had been present when the City cited the property. Ms. Small acknowledged that the property owner was renting the dock to the boat owner.

Ms. Hasan said under riparian rights, the owner was responsible for the boat at the rented dock.

Ms. Cannon found in favor of the City that violation 18-14.(b) had existed as cited and imposed a fine of \$10,000 for the irreparable irreversible damage to the waterway.

Case: CE23070172

Address: 1206 NW 14 CT

Owner: CHARLES, MIREILLE H/E; MARC, JETHRO

This case was first heard on 2/29/24 to comply by 3/10/24 and 4/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,100 and the City was requesting \$830 be imposed.

Bovary Exantus, Code Compliance Officer, recommended reducing fines to administrative costs of \$830.

Bernstein Saimbert, Senior Code Compliance Officer, acted as interpreter for the owner, Jethro Marc. Officer Saimbert explained to Mr. Marc why fines had run.

Ms. Cannon imposed administrative costs of \$830.

Case: CE24030509

Address: 716 SW 14 CT

Owner: PINACHO, ALEXANDER L; PINACHO, TANIA

Service was via posting at the property on 5/4/24 and at 1 East Broward Blvd. on 5/16/24.

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. 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, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

VIOLATIONS: 18-1. COMPLIED

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

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Officer Oaks presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 15-272.(a) had existed as cited. Future violations would result in a \$1,000 per day fine.

Alexander Pinacho said they were applying for the certificate renewal.

Ms. Cannon found in favor of the City that violation 15-272.(a) had existed as cited. Future violations would result in a \$1,000 per day fine.

Case: CE23090452

Address: 1451 N FEDERAL HWY

Owner: BH PLAZA DEL MAR LLC

This case was first heard on 1/25/24 to comply by 3/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Paulette DelGrosso, Code Compliance Officer, said the property was not in compliance. She recommended imposition of the fine.

Juan Penas said the enclosure was under construction with a permit and produced photos. He said they would finish the structure that day and install gates the following day.

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

Case: CE23080614

REQUEST FOR EXTENSION

Address: 641 NW 14 AVE

Owner: OASIS OF HOPE COMMUNITY DEVELOPMENT CORP INC

This case was first heard on 1/25/24 to comply by 2/4/24 and 3/28/24. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$2,650.

Guy Seiderman, Code Compliance Officer, said the property was in compliance as of 5/30 and recommended no fines be imposed.

Jacqueline Reed-Stiles agreed.

Ms. Cannon imposed no fine.

Later in the meeting, the case was recalled because Officer Seiderman had read the wrong case. He stated the property was not in compliance and recommended a 28-day extension.

Ms. Reed-Stiles agreed to comply by the deadline.

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

Case: CE23030547

ORDERED TO REAPPEAR

Address: 2218 NE 17 CT

Owner: COSTELLO, RAYMOND; COSTELLO, CAROL

This case was first heard on 9/28/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$5,600.

Manuel Garcia, Senior Code Compliance Officer, said the property was not in compliance.

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Raymond Costello said they had applied for the permits and were waiting for all agencies to approve. He anticipated the work would be done one month after the permit was issued. Stephanie Bass, Code Compliance Supervisor, recommended a 91-day extension and an order to reappear.

Ms. Cannon granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/26/24 hearing.

Case: CE24030505

Address: 1259 E LAS OLAS BLVD

Owner: 1263 LAS OLAS ENTERPRISE LLC

Service was via posting at the property on 5/7/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 25-4 COMPLIED

THERE ARE "A" FRAME SIGNS ALONG THE PUBLIC SIDEWALK OF THIS PROPERTY AND SURROUNDING AREAS. IT SHALL BE UNLAWFUL FOR ANY PERSON TO USE OR OBSTRUCT SUCH PUBLIC SIDEWALK AS TO INTERFERE WITH THE USE OF THE PUBLIC RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION OF CASE NUMBERS CE23030188, CE23060154, CE23100605 AND CE23110518 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

Leat Khteelo agreed.

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

Case: CE24020768

Address: 1020 INDIANA AVE

Owner: CLARKE, HYACINTH &; CLARKE, WILBERT EST

Service was via posting at the property on 5/11/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-280(b) WITHDRAWN

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE PILES OF CONSTRUCTION DEBRIS AT THE REAR OF THE PROPERTY AND CONSTRUCTION MATERIAL BEING USED AS STORAGE.

VIOLATIONS: 9-306

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

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 VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A WHITE MERCEDES BENZ GL450, VLICENSE PLATE - 456RPR EXPIRED 05/23.

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VIOLATIONS: 9-280(h)(1)

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING INSIDE THE LAUNDRY AND PORCH HAVE CRACKS AND STAINS AND NOT BEING MAINTAINED.

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.

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 Seiderman presented the case file into evidence and recommended ordering compliance with 9-306, 9-305(b), and 280(h)(1) within 28 days or a fine of \$100 per day, per violation; with 9-304(b), 9-280(b) and 9-280(g) within 10 days or a fine of \$100 per day, per violation; with 9-363 within 15 days or a fine of \$250 per day.

Hyacinth Clarke-Jones said Mr. Jones had passed way last year and she had rented the front of the home not knowing she needed permission. She stated she was now recovering from breast cancer. She said the renters wanted to buy the house and when she refused to sell it to them, they called Code Enforcement. Ms. Clarke-Jones had hired a real estate person to manage the property and the renters fired him and stopped paying rent. She had begun eviction proceedings and once the tenants were gone she would no longer rent the property. Stephanie Bass, Code Compliance Supervisor, said Ms. Clarke-Jones should send a letter indicating the property was no longer being rented and the City would comply 9-363. Ms. Clarke-Jones requested as much time as possible.

Ms. Cannon found in favor of the City and ordered compliance with 9-304(b) within 10 days or a fine of \$25 per day; with 9-363 within 15 days or a fine of \$250 per day; with 9-280(b) and 9-280(g) within 28 days or a fine of \$25 per day, per violation; with 9-306, 9-305(b), and 9-280(h)(1) within 91 days or a fine of \$25 per day, per violation.

Case: CE23110190

Address: 6801 NW 26 TER

Owner: PONCE DE LEON, JUAN RODOLFO

This case was first heard on 3/28/24 to comply by 4/7/24 and 4/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed.

Dorian Koloian, Code Compliance Supervisor, recommended imposition of the fine and requested a finding of fact that the violations had existed as cited.

Juan Ponce De Leon described his efforts to comply and asked that no fine be imposed.

Ms. Cannon imposed no fine and found the violations had existed as cited.

Case: CE24031059

Address: 2926 CORTEZ ST

Owner: CORTEZ PROPERTY DEVELOPMENT LLC

Service was via posting at the property on 5/17/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PRD ZONED PROPERTY. THERE IS AN ILLEGAL PAY-FOR-PARKING ACTIVITY TAKING PLACE AT THE SUBJECT VACANT LOT CONSISTING OF BUT NOT LIMITED TO OVER THIRTY (30) VEHICLES USING THE PROPERTY TO PARK AND PAY A CONTRACTED COMPANY BY THE NAME OF "PARK BY APP, INC" WHICH IS OPERATED BY "ASTA PARKING". THIS VIOLATION WAS FOUND TO BE IRREPARABLE AND IRREVERSIBLE AND WILL BE SCHEDULED FOR A MAGISTRATE HEARING FOR AN IMPOSITION OF FINES OF UP TO \$15,000.00.

Officer Garcia presented the case file into evidence and requested a fine of \$15,000 be imposed for this irreparable and irreversible violation.

Richard Haestier said they had complied the violation. He stated they had used the lot on weekends. Officer Garcia said it had been used through spring break. He stated they did not have a business tax license or insurance.

Ms. Cannon found in favor of the City and imposed a fine of \$10,000 for this irreparable and irreversible violation. She later revisited the case and wished to reduce the fine to \$7,500 but Ms. Hasan argued that this owner knew that this lot should not be used for parking had used the lot for parking even after being cited. She requested a \$15,000 fine.

Ms. Cannon imposed a \$15,000 fine.

Case: CE24031060

Address: 2933 POINSETTIA ST

Owner: 2933 POINSETTIA STREET LLC

Service was via posting at the property on 5/17/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PRD ZONED PROPERTY. THERE IS AN ILLEGAL PAY-FOR-PARKING ACTIVITY TAKING PLACE AT THE SUBJECT VACANT LOT CONSISTING OF BUT NOT LIMITED TO OVER FIFTY (50) VEHICLES USING THE PROPERTY TO PARK AND PAY A CONTRACTED COMPANY BY THE NAME OF "PARK BY APP, INC" WHICH IS OPERATED BY "ASTA PARKING". THIS VIOLATION WAS FOUND TO BE IRREPARABLE AND IRREVERSIBLE AND WILL BE SCHEDULED FOR A MAGISTRATE HEARING FOR AN IMPOSITION OF FINES OF UP TO \$15,000.00.

Officer Garcia presented the case file into evidence and requested a fine of \$15,000 be imposed for this irreparable and irreversible violation.

Richard Haestier said this was the same property as the previous property with the same owner. Officer Garcia said the Broward County Property Appraiser listed a different owner. Stephanie Bass, Code Compliance Supervisor said the owner must correct this with the Broward County Property Appraiser.

Ms. Cannon found in favor of the City and imposed a fine of \$15,000 for this irreparable and irreversible violation.

Case: CE24031074

Address: 2933 POINSETTIA ST

Owner: 2933 POINSETTIA STREET LLC

Service was via posting at the property on 5/17/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PRD ZONED PROPERTY. THERE IS AN ILLEGAL PAY-FOR-PARKING ACTIVITY TAKING PLACE AT THE SUBJECT VACANT LOT CONSISTING OF BUT NOT LIMITED TO OVER FORTY (40) VEHICLES USING THE PROPERTY TO PARK AND PAY A CONTRACTED COMPANY BY THE NAME OF "PARK BY APP, INC" WHICH IS OPERATED BY "ASTA PARKING". THIS VIOLATION WAS FOUND TO BE IRREPARABLE AND IRREVERSIBLE AND WILL BE SCHEDULED FOR A MAGISTRATE HEARING FOR AN IMPOSITION OF FINES OF UP TO \$15,000.00.

Officer Garcia presented the case file into evidence and requested a fine of \$15,000 be imposed for this irreparable and irreversible violation.

Richard Haestier was present.

Ms. Cannon found in favor of the City and imposed a fine of \$15,000 for this irreparable and irreversible violation.

Case: CE24031076

Address: 2926 CORTEZ ST

Owner: CORTEZ PROPERTY DEVELOPMENT LLC

Service was via posting at the property on 5/17/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PRD ZONED PROPERTY. THERE IS AN ILLEGAL PAY-FOR-PARKING ACTIVITY TAKING PLACE AT THE SUBJECT VACANT LOT CONSISTING OF BUT NOT LIMITED TO OVER TWENTY (20) VEHICLES USING THE PROPERTY TO PARK AND PAY A CONTRACTED COMPANY BY THE NAME OF "PARK BY APP, INC" WHICH IS OPERATED BY "ASTA PARKING". THIS VIOLATION WAS FOUND TO BE IRREPARABLE AND IRREVERSIBLE AND WILL BE SCHEDULED FOR A MAGISTRATE HEARING FOR AN IMPOSITION OF FINES OF UP TO \$15,000.00.

Officer Garcia presented the case file into evidence and requested a fine of \$15,000 be imposed for this irreparable and irreversible violation.

Richard Haestier was present.

Ms. Cannon found in favor of the City and imposed a fine of \$15,000 for this irreparable and irreversible violation.

Case: CE23010786

ORDERED TO REAPPEAR

Address: 3100 NE 32 AVE

Owner: PAKMAN INTRACOASTAL LLC

This case was first heard on 5/25/23 to comply by 6/5/23 and 7/28/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines of \$5,000 had already been imposed.

Dorian Koloian, Code Compliance Supervisor, stated the respondent was here for a progress report.

Richard Haestier reported FPL had removed the transformers and the demolition permit was in process. He anticipated it would take 30 days. Supervisor Koloian recommended 56 days.

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

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Ms. Cannon took a brief recess.

Case: FC24030007

Address: 300 SW 1 AVE, # 145/150

Owner: LIMERICK GROUP LLC

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 1:18.2.2.1, FFPC 6th

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 56 days or a fine of \$100 per day.

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

Case: FC24030008

Address: 729 SW 2 CT

Owner: SP FLORIDA LLC

Service was via posting at the property on 5/8/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 1:13.6.4.3.2.1, FFPC

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

VIOLATIONS: 1:13.3.1.1, FFPC 6th

THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

VIOLATIONS: 1:4.5.8.6 , FFPC 6th

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

Captain Kisarewich presented the case file into evidence and recommended ordering compliance with 1:4.5.8.6 , FFPC 6th within 28 days or a fine of \$250 per day and with the other two violations within 28 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 1:4.5.8.6 , FFPC 6th within 28 days or a fine of \$250 per day and with the other two violations within 28 days or a fine of \$100 per day, per violation.

Case: FC24010023

Address: 1044 NE 8 AVE

Owner: SIMON FLL 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 in compliance, fines had accrued to \$2,600 and the City was requesting the full fine be imposed.

Robert Kisarewich, Fire Safety Captain, recommended imposition of the fine.

Ms. Cannon imposed the \$2,600 fine.

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Case: CE24010378

Address: 631 SW 5 AVE

Owner: FERRARESE, NICHOLAS J III

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

Edward Eason, 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 ON THE FRONT AND SIDE YARDS.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-278(e) WITHDRAWN

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

VIOLATIONS: 18-12.(a) COMPLIED

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

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

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

Case: CE24010764

Address: 1713 SW 10 CT

Owner: SHERMAN, BRANDON

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE MULTIPLE UNPERMITTED STRUCTURES INCLUDING BUT NOT LIMITED TO CHICKEN COUPS ALONG THE REAR FENCE.

VIOLATIONS: 6-13.(b) COMPLIED

THERE IS KEEPING OF WILD ANIMALS SUCH AS CHICKENS AND ROOSTERS OCCURRING AT THIS LOCATION.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 18-12.(a) WITHDRAWN

THERE IS TRASH, OVERFLOWING GARBAGE CONTAINER, RUBBISH (BLACK GARBAGE BAGS ON THE LAWN AND CARDBOARD BOXES ON THE FRONT PORCH) AND YARD DEBRIS (BROKEN TREE LIMB ON THE FRONT LAWN) ON THIS PROPERTY AND/OR ITS SWALE.

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

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

Case: CE24040074

Address: 1310 NW 6 ST

Owner: NWRD LLC

Service was via posting at the property on 5/2/24 and at 1 East Broward Blvd. on 5/16/24.

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

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.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF CASES CE22020905 AND CE22090506 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

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

Case: CE23090334

Address: 1483 SW 18 AVE

Owner: ERICKSON, RICHARD P

Service was via posting at the property on 5/2/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE MISCELLANEOUS ITEMS BEING STORED OUTSIDE OF THIS PROPERTY INCLUDING BUT NOT LIMITED TO: METAL BOXES, METAL TRUCK BED BOXES, BOAT ENGINES, PLASTIC CONTAINERS, BOAT BUOY, GAS CONTAINERS, BUCKETS, TIRES, BARBECUE GAS TANK AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-11. (a) COMPLIED

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

VIOLATIONS: 18-4. (c)

THERE ARE 2 DERELICT VESSELS ON THIS PROPERTY. ONE VESSEL IS DOCKED IN THE REAR OF THE PROPERTY, WITH NO VISIBLE REGISTRATION AND IN DETERIORATING DERELICT CONDITION. THE SECOND VESSEL IS ON A TRAILER PARKED IN THE FRONT OF THE PROPERTY,

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REGISTRATION NUMBER IS FL 2785 DP WITH EXPIRED REGISTRATION ON 16-2014.
THERE ARE NOW 2 NEW DERELICT VEHICLES: A GOLD GEO PRIZM WITH EXPIRED LICENSE
PLATE # IR5-2NN EXP 10-23 AND A WHITE BUICK RIVIERA, ON A JACK WITHOUT THE FRONT
PASSENGER WHEEL WITH EXPIRED LICENSE PLATE NUMBER CWC-E83 EXP 10-23.

Officer Santos presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 28 days and with 18-4.(c) within 56 days or a fine of \$25 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 47-34.1.A.1. within 28 days and with 18-4.(c) within 56 days or a fine of \$25 per day, per violation.

Case: CE23100705

Address: 934 SW 22 ST

Owner: OAKERSON, COLE OAKERSON, HEATHER THOMAS

Service was via posting at the property on 5/8/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY/ PARKING AREAS ARE DIRTY/ STAINED.

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

VIOLATIONS: 9-280 (b) COMPLIED
THERE ARE BUILDING PARTS INCLUDING BUT NOT LIMITED TO DAMAGED, ROTTED FRONT AND REAR DOORS, AS WELL AS CARPORT COLUMNS WITH CRACKS/ BREAKS WHICH ARE DETERIORATED AND NOT MAINTAINED.

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 IS OUTDOOR STORAGE OF WOOD AND OTHER MISCELLANEOUS ITEMS UNDER 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: 18-12. (a) COMPLIED
THERE IS RUBBISH (A PALLET) ON THE REAR OF THE PROPERTY NEAR THE SLIDING GLASS DOORS.

VIOLATIONS: 47-19.1.B COMPLIED
THERE IS AN UNPERMITTED CARPORT/STORAGE FRAME ERECTED ON THE REAR YARD.

VIOLATIONS: 9-308 (a) COMPLIED
THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. THE ROOF IS COLLAPSING IN CERTAIN AREAS. THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

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

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

Case: CE24020814

Address: 1805 SW 14 CT

Owner: PEACE 1805 LLC

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-363 WITHDRAWN

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

VIOLATIONS: 9-313.(a) WITHDRAWN

THE PROPERTY'S ADDRESS NUMBERS IN THE FRONT GATE IS BROKEN.

VIOLATIONS: 47-19.1.D. COMPLIED

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

VIOLATIONS: 9-308(b) COMPLIED

THE ROOF AT THIS PROPERTY IS NOT BEING MAINTAINED PROPERLY, IT IS DIRTY. THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE DIRTY AND HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-305(b)

THE SWALE AREA IN THE FRONT OF THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF MISSING GROUND COVER, MISSING GRAVEL AND THERE ARE WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-280(h) COMPLIED

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THERE IS A PLASTIC MATERIAL THAT IS COVERING THE CHAIN-LINK FENCE THAT IS BROKEN AND FALLING APART.

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

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

Case: CE23090134

Address: 1034 NW 7 AVE

Owner: SOUTH BIMINI LLC

Service was via posting at the property on 5/15/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND 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 TO INCLUDE THE SWALE.

VIOLATIONS: 9-308(b) COMPLIED

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

VIOLATIONS: 47-20.20.(H) WITHDRAWN

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE CONCRETE/GRAVEL DRIVEWAY SURFACE AREAS HAVE STAINS OF DIRT/OIL. THERE ARE WHEEL STOPS WHICH ARE DAMAGED OR NOT SECURED AND THE STRIPING IS FADED AND/OR MISSING. THERE ARE ALSO WEEDS/GRASS GROWING THROUGH THE GRAVEL.

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

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

Case: CE24010347

Address: 805 NE 17 WAY

Owner: VERNIKOV, GRIGORIY

Service was via posting at the property on 5/15/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE22080694. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

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

Case: CE24040473

Address: 2211 SW 27 TER

Owner: CLINTON, JOSHUA PAUL

Service was via posting at the property on 5/1/24 and at 1 East Broward Blvd. on 5/16/24.

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

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

THE WOODEN FENCE ON THE WEST SIDE OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BROKEN/MISSING PANELS AND A SECTION IS COLLAPSED. THIS IS A REPEAT VIOLATION OF CASE CE23050944 AND AS SUCH FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND THE CASE WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES.

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Officer Aguilera presented the case file into evidence and stated the violation was now in compliance. He requested imposition of a \$6,000 fine [\$200 per day] for the 30 days the property had been out of compliance.

Ms. Cannon found in favor of the City and imposed a \$6,000 fine [\$200 per day] for the 30 days the property had been out of compliance.

Case: CE24030194

Address: 3912 SW 14 ST 1-2

Owner: WATSON, ALDEAN

Service was via posting at the property on 5/6/24 and at 1 East Broward Blvd. on 5/16/24.

Marco Aguilera, 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 THE SWALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE CE21030226 AND AS SUCH WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 47-34.1.A.1.

THERE IS NON-PERMITTED OUTDOOR STORAGE OF FURNITURE AT THIS PROPERTY. FLIPPED TABLE ON THE FRONT LAWN AND SEVERAL INDOOR CHAIRS STORED ON THE EXTERIOR AS WELL AS TWO LARGE BLACK BUCKETS.

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

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE24030535

Address: 3822 SW 13 CT 1-2

Owner: RAAD, YOUSSEF & VIVIANA

Service was via posting at the property on 5/1/24 and at 1 East Broward Blvd. on 5/16/24.

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.

VIOLATIONS: 18-1. COMPLIED

THERE IS NON-PERMITTED OUTDOOR STORAGE OF HOUSEHOLD ITEMS INCLUDING BUT NOT LIMITED TO TIRES, BUCKETS, JUGS, INDOOR FURNITURE, ETC. AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS AND FRONT PORCH AND FRONT PORCH STEPS ARE DIRTY/STAINED AND/OR HAVE PEELING/CHIPPING PAINT.

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

VIOLATIONS: 6-5. COMPLIED
THERE IS CHICKENS/ROOSTERS BEING KEPT/STORED ON THIS RESIDENTIAL PROPERTY.

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 (SOD). THIS IS A RECURRING VIOLATION OF PREVIOUS CASE CE21020908 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

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

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

Case: CE24030192

Address: 3924 SW 14 ST 1-2

Owner: DAHAB FAM REV TR

Service was via posting at the property on 5/1/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS NON-PERMITTED OUTDOOR STORAGE OF HOUSEHOLD ITEMS INCLUDING BUT NOT LIMITED TO BUCKETS, LADDERS, DOLLIES, BIKES, WATER JUGS, ETC.

VIOLATIONS: 47-20.20.H
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. GRAVEL IN THE SWALE IS IN DISREPAIR, UNEVEN AND HAS WEEDS GROWING THROUGHOUT. AS PER 47-20.13.F GRAVEL IS NOT PERMITTED FOR MULTIFAMILY PROPERTIES.

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

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

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

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

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Officer Aguilera presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 10 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 47-34.1.A.1. within 10 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

Case: CE24010658

Address: 906 NW 4 AVE 1-2

Owner: GALEL, RON

Service was via posting at the property on 5/8/24 and at 1 East Broward Blvd. on 5/16/24.

Bernstein Saimbert, 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: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. 2006 FORD ECONOLINE. VIN# NUMBER 1FDXE45S96HA79630 - EXPIRED TAG 178REY 12-23. A 2004 GMC SAVANA VIN NUMBER 1GTHG39U741198825 - EXPIRED TAG 11/21.

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.

VIOLATIONS: 9-280(h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE HAS BROKEN SLATS.

VIOLATIONS: 24-27.(b) COMPLIED

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304(b) WITHDRAWN

THE APRON OF THE DRIVEWAY IS NOT BEING MAINTAINED. THE GRAVEL IS WORN AND/OR MISSING.

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

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

Case: CE24030478

Address: 1751 SW 30 PL

Owner: BENEVENTO, CRISTIAN

Service was via posting at the property on 5/8/24 and at 1 East Broward Blvd. on 5/16/24.

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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 SINGLE FAMILY PROPERTY. THIS PROPERTY IS CONDUCTING A BUSINESS OF SELLING CARS UNDER THE COMPANY (DREAM CAR 2024 LLC). I OBSERVED MULTIPLE VEHICLES ON THIS PROPERTY WHERE THE REGISTRATION DOES NOT MATCH THE ADDRESS OF THIS PROPERTY. THERE IS ADVERTISEMENT ONLINE SHOWING THIS PROPERTY CONDUCTING A SALE OF A VEHICLE. ACCORDING TO SUNBIZ, THIS PROPERTY IS LISTED AS PRINCIPAL, MAILING, AND REGISTRATION ADDRESS FOR DREAM CAR 2024 LLC.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 24-27. (b) COMPLIED

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

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 9-363 within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 9-363 within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE24030439

Address: 1710 SW 22 ST

Owner: WRIGHT, LISA ANN LE; PELLON, JOSE A LE ET AL

Service was via posting at the property on 5/8/24 and at 1 East Broward Blvd. on 5/16/24.

Bernstein Saimbert, 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.B.1 COMPLIED

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S)/TRAILER(S) AT THIS LOCATION (FLEX STORAGE TRAILER).

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY (UNROOFED OUTDOOR STORAGE). THERE ARE ITEMS INCLUDING BUT NOT LIMITED TO CABINETRY, FURNITURE, A TARP WITH ITEMS CONCEALED UNDER THE TARP, INDOOR CHAIR(S), ETC. STORED ON THE EXTERIOR ALONG THE WEST SIDE OF PROPERTY.

VIOLATIONS: 18-1 COMPLIED

THERE IS UNDER THE ROOF OUTDOOR STORAGE OF PLASTIC SHELVES, CONTAINERS, AND OTHER ITEMS NOT DESIGNED FOR OUTDOOR STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY

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REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE20050375. THE TRASH OR DEBRIS IS INCLUDING BUT NOT LIMITED TO BOARD/PLANK, DAMAGED WASTE CONTAINER(S), BROKEN CABINETRY, ETC. ALONG THE NE PORTION OF THE PROPERTY NEAR WHERE WASTE IS COLLECTED. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

Case: CE24030283

Address: 3704 SW 14 ST 1-2

Owner: VALLEJOS, RAMIRO; VALLEJOS, JOHANA

Service was via posting at the property on 5/8/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 24-27(c) COMPLIED
THE GREEN GARBAGE CONTAINER IS IN DIS-REPAIR. THE WHEELS ARE MISSING.

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 CE21020883. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY AND WHEEL STOPS IS STAINED.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR SOFFIT THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21020883. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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.

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Officer Saimbert presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 9-305(b) and 9-306 had existed as cited.

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

Case: CE24020332

Address: 215 NE 3 ST

Owner: 3RD STREET CAPITAL 203-215; PROPCO LLC

Service was via posting at the property on 5/2/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 18-12.(a)

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

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

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

Case: CE24020395

Address: 360 NW 8 ST

Owner: WALCOTT, ART

Service was via posting at the property on 5/7/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS WITHIN THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE22060163 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

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

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

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

Case: CE24030507

Address: 1034 E LAS OLAS BLVD

Owner: 1034 LAS OLAS LLC

Personal service was accepted on 5/7/24. Service was also via posting at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 25-4

THERE IS A CLOTHES RACK AND A SIGN THAT HAS BEEN DEPOSITED OR PLACED ON THE PUBLIC SIDEWALK BLOCKING THE PUBLIC RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE23020516 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

Case: CE24030654

Address: 900 SW 31 ST

Owner: TAL SHIAR PROPERTIES LLC

Service was via posting at the property on 5/7/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-308(b)

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

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

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

Case: CE24010308

Address: 1011 NW 45 ST

Owner: MIDDLETON, CRAIG

Service was via posting at the property on 5/11/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-305 (B)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22050559 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THE ASPHALT DRIVEWAY IN FRONT OF PROPERTY IS BROKEN/CRACKED AND IS IN DISREPAIR. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22050559 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE GARAGE DOOR AT THIS PROPERTY IS BROKEN/DISREPAIR.

VIOLATIONS: 47-34.1.A.1 WITHDRAWN

VIOLATIONS: 17-7.5.(a) COMPLIED

THERE IS AN RV/CAMPER PARKED/STORED AT THIS RS-3 COUNTY SINGLE FAMILY RESIDENTIAL ZONED PROPERTY OPERATING A GENERATOR IN A NON-EMERGENCY MANNER.

VIOLATIONS: 47-34.4.C.1. WITHDRAWN

VIOLATIONS: 9-279(f) COMPLIED

THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS LOCATION.

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VIOLATIONS: 9-307(a)
THERE ARE BROKEN WINDOW(S) ON THIS PROPERTY IN NEED OF REPLACING OR REPAIR.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE23050928 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 9-306 COMPLIED
THERE ARE SEVERAL HOLES ON THE FRONT AREA OF THIS PROPERTY. 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.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT RECREATIONAL VEHICLE WITH OPERATING GENERATOR (TAN RV/CAMPER) LICENSED PLATE/TAG NUMBER (01B GAX) (DECAL: EXP 12/24) PARKED IN FRONT OF THE PROPERTY. THE TAG WAS RAN BY FORT LAUDERDALE POLICE AND CONFIRMED TAG DOES NOT BELONG TO THE RV/CAMPER. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE23050928 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE23050928 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

Supervisor Koloian presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, and a finding of fact that violations 9-305(b), 9-304(b), 9-280(h)(1), 18-4.(c), and 18-12.(a) had existed as cited.

Ms. Cannon found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation and found that violations 9-280(h)(1), 18-4.(c), and 18-12.(a) had existed as cited.

Case: CE24010536

Address: 1750 NE 52 ST

Owner: NAVASSA INVESTMENTS LLC

Service was via posting at the property on 5/4/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE (TAN/BEIGE LIKE COLORED RV) TAG NUMBER (NGM F98/EXP DATE 06/22) UNREGISTERED/INOPERABLE/UNLICENSED PARKED ON THIS PROPERTY ON THE SWALE (OR) ON THE PROPERTY.

VIOLATIONS: 18-1. COMPLIED
THERE IS UNDER ROOF STORAGE AT ADDRESS 1752 NE 52 ST THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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VIOLATIONS: 9-308(b)

THE ROOF AT THIS PROPERTY IS DIRTY/FADED/MOLDED/MILDEWED/STAINED/DISCOLORED, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

VIOLATIONS: 9-304(b)

THE ASPHALT DRIVEWAY ON THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED. THERE ARE AREAS WHERE IT'S CRACKED/CHIPPED/DISCOLORED/FADED/OR WORN.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance within 119 days or a fine of \$100 per day, per violation.

Case: CE24030700

Address: 6011 NE 19 AVE

Owner: THR FLORIDA LP; % INVITATION HOMES - TAX DEPT

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 47-20.20.(H) COMPLIED

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT PARKING/DRIVEWAY AND APRON IS DISCOLORED, FADED.

VIOLATIONS: 9-305(b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION SEE CASE CE23080911. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO HEARING OR NOT.

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 CE23080911. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO HEARING OR NOT.

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

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

Case: CE23100419

Address: 812 NW 19 TER

Owner: STARKE, ANGELA B; BRYANT, WENDELL

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-280(h) WITHDRAWN

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. CANOPY IS NOT BEING MAINTAINED NEED TO REMOVE/REPAIR OR REPLACE.

VIOLATIONS: 47-19.9 WITHDRAWN

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THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE A WHITE REFRIGERATOR PLACED AT THE FRONT OF THE PROPERTY THAT NEEDS TO BE REMOVED.

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

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

VIOLATIONS: Sec. 24-27 (b) COMPLIED
THERE IS (ARE) CONTAINERS LEFT IN FRONT OF THE PROPERTY.

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: 9-305 (a) COMPLIED
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.

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days or a fine of \$250 per day and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 9-363 within 15 days or a fine of \$250 per day and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE24030024

Address: 824 NW 15 AVE

Owner: Y N INVESTMENTS LLC

Service was via posting at the property on 5/8/24 and at 1 East Broward Blvd. on 5/16/24.

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

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

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

VIOLATIONS: 9-304 (b) COMPLIED
GRAVEL DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THIS IS A RECURRING VIOLATION OF CASE CE20020270. 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: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

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

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

Case: CE24031044

Address: 1807 NW 15 AVE

Owner: DUKE TRAIL INVESTMENTS LLC

Service was via posting at the property on 5/8/24 and at 1 East Broward Blvd. on 5/16/24.

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. THIS IS A REPEAT VIOLATION, PER CASE CE23050892, FINES SHALL BEGIN TO ACCRUE IMMEDIATELY AND RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 9-313.(a) COMPLIED

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. HOUSE ADDRESS NUMBERS NOT DISPLAYED OR VISIBLE FROM STREET.

Officer Exantus presented the case file into evidence and stated the violations were now in compliance. He requested a fine of \$100 per day be imposed for the four days 18-12.(a) was in violation, a total of \$400.

Ms. Cannon found in favor of the City and imposed a fine of \$100 per day for the four days 18-12.(a) was in violation, a total of \$400.

Case: CE22020168

Address: 1207 NW 15 ST

Owner: RAYNALD, MANUELITA

Service was via posting at the property on 5/10/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 18-1

THERE IS OUTDOOR STORAGE UNDER THE CARPORT OF THIS PROPERTY CONSISTING OF REFRIGERATOR, BOXES, TABLES, PLYWOOD AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-304(b)

THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 18-4.(c) COMPLIED

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

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Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-1 within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 18-1 within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Case: CE22060177

Address: 1450 NW 19 CT

Owner: MAJEED, ABDOOL & BEBI SHIMIN

Service was via posting at the property on 5/8/24 and at 1 East Broward Blvd. on 5/16/24.

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 ON PROPERTY AND SWALE.

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-304(b) COMPLIED

THE ASPHALT DRIVEWAY HAS CRACKS, HOLES AND THE BLACK TOP IS FADED.

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 HAS BROKEN AND MISSING SECTIONS.

VIOLATIONS: 9-306 COMPLIED

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.

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

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

Case: CE23100475

Address: 1437 NW 10 PL

Owner: KING, MOLLY PEARL

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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: 9-305(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.

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VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY IS IN DISREPAIR. THERE IS GRASS AND WEEDS GROWING ON THE GRAVEL DRIVEWAY.

VIOLATIONS: 9-280 (h) (1)
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR, LEANING WITH MISSING POST AND IS NOT BEING MAINTAINED AS REQUIRED.

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 28 days or a fine of \$50 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Case: CE23120039

Address: 2216 NW 15 AVE 1-4

Owner: TIQUITA INVESTMENTS LLC

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A WHITE DERELICT NISSAN MURANO PARKED/STORED ON THIS PROPERTY WITH NO TAG AND FLAT TIRES. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING.

VIOLATIONS: 9-304 (b) COMPLIED
PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED 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. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING.

VIOLATIONS: 24-27.(b)
THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING.

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING.

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Exantus presented the case file into evidence and recommended ordering compliance with 18-12.(A) and 24-27.(b) within 10 days or a fine of \$100 per day, per violation and with 9-305(b) within 28 days or a fine of \$100 per day. He also requested a finding of fact that violations 47-34.4.B.1., 18-4.(c), and 9-304(b) had existed as cited.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(A) and 24-27.(b) within 10 days or a fine of \$100 per day, per violation and with 9-305(b) within 28 days or a fine of \$100 per day. He also requested a finding of fact that violations 47-34.4.B.1., 18-4.(c), and 9-304(b) had existed as cited.

Case: CE23120576

Address: 2204 NW 15 AVE 1-3

Owner: SINCLAIR, DAVE C

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; REFRIGERATOR AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

VIOLATIONS: 47-21.16.A.

THERE IS A TREE STUMP ON THE FRONT LAWN OF THIS PROPERTY. DEAD STUMPS ARE CONSIDERED A PUBLIC NUISANCE AND IS PROHIBITED.

VIOLATIONS: 9-304(b)

THE ASPHALT DRIVEWAY APPROACH IS IN DISREPAIR. IT HAS CRACKS, HOLES, AND NEEDS TO BE REPAIRED.

VIOLATIONS: 18-12.(a) COMPLIED

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

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

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

Case: CE24011015

Address: 1624 NW 17 LN

Owner: DUEX CAPITAL GROUP LLC

Service was via posting at the property on 5/10/24 and at 1 East Broward Blvd. on 5/16/24.

Bovary Exantus, 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: 9-280(h)(1)

THE WOODEN AND CHAIN LINK FENCE AT THIS PROPERTY ARE IN DISREPAIR AND ARE NOT BEING MAINTAINED AS REQUIRED. BOTH FENCES HAVE BROKEN, DISCONNECTED AND MISSING SECTIONS.

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

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

Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days or a fine of \$100 per day, with 9-363 within 15 days or a fine of \$250 per day, and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days or a fine of \$100 per day, with 9-363 within 15 days or a fine of \$250 per day, and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE24010726

Address: 2192 NE 56 CT

Owner: 2192 NE 56 LLC

Service was via posting at the property on 5/17/24 and at 1 East Broward Blvd. on 5/16/24.

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: 47-20.20.B. COMPLIED
THE TANDEM PARKING OF VEHICLES AT THIS RMM-25 ZONED PROPERTY IS NOT IN COMPLIANCE WITH SECTION 47-20.10. THERE ARE VEHICLES TANDEM PARKING CAUSING OBSTRUCTION OF THE SIDEWALK AND PUBLIC RIGHT OF WAY.

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

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

Case: CE24020656

Address: 5711 NE 14 AVE

Owner: ROMA INVESTMENT PROPERTIES LC

Service was via posting at the property on 5/3/24 and at 1 East Broward Blvd. on 5/16/24.

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

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

VIOLATIONS: 9-280(d) COMPLIED
THERE IS A CANOPY ATTACHED TO THE PRINCIPAL STRUCTURE THAT WAS OBSERVED STAINED, RIPPED AND TORN.

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

VIOLATIONS: 47-34.1.A.1.

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THERE IS ILLEGAL LAND USE OCCURRING AT THIS I ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO WOODEN PALLETS, LARGE STONE MATERIALS AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.

VIOLATIONS: 47-19.4.D.1.

THERE ARE MULTIPLE 4 YARD DUMPSTERS ON THE PROPERTY THAT ARE STORED OUTDOORS AND NOT WITHIN AN APPROVED DUMPSTER ENCLOSURE.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 47-20.20.(H)

THE PARKING AREA AT THIS PROPERTY WAS OBSERVED IN DISREPAIR. THE PARKING AREA WAS FOUND WITH POTHOLES AND CRACKS AT THE ENTRANCE, BROKEN CURBS, UNEVEN GRAVEL SURFACES, MISSING PARKING STRIPES AND OVERGROWN WEEDS.

Officer Garcia presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days, with 47-20.20.(H) within 91 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days, with 47-20.20.(H) within 91 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE24010583

STIPULATED AGREEMENT

Address: 101 W SUNRISE BLVD

Owner: A 2 Z COMMERCIAL HOLDINGS INC

Service was via posting at 1 East Broward Blvd. on 5/16/24.

VIOLATIONS: 47-22.9 COMPLIED

THERE ARE SIGNS ON THE PROPERTY THAT HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. SIGNS INCLUDE BUT ARE NOT LIMITED TO BANNERS, FLAGS AND FOLDABLE "A-FRAME" SIGNS.

VIOLATIONS: 9-306 91 DAYS @ \$100

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

VIOLATIONS: 47-34.1.A.1. 10 DAYS @ \$100

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-1 ZONED PROPERTY. THERE IS ILLEGAL STORAGE OF DERELICT VEHICLES AND THE LICENSED ESTABLISHMENT "PUFF & PASS" OPERATING UNDER BUSINESS CERTIFICATE BL-1703016 IS OPERATING A TRUCK RENTAL BUSINESS ON THE PROPERTY.

VIOLATIONS: 18-7.(b) 91 DAYS @ \$100

THERE IS A PROPERTY THAT APPEARS TO HAVE BEEN BOARDED WITHOUT A CERTIFICATE.

VIOLATIONS: 9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE LANDSCAPE MATERIAL WAS OBSERVED HINDERING THE SAFE AND CONVENIENT MOVEMENT OF PEDESTRIANS AND OBSTRUCTING THE VIEW OF TRAFFIC.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. THERE IS A DARK COLOR NISSAN ALTIMA THAT WAS FOUND IN DERELICT CONDITIONS AS PER SECTION 18-3 OF THE CITY OF FORT

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LAUDERDALE CODE OF ORDINANCES AS THE VEHICLE WAS FOUND IN AN OVERALL STATE OF NEGLECT AND ABANDONMENT AND MISSING OR EXPIRED REGISTRATION.

VIOLATIONS: 18-12.(a) 10 DAYS OR \$100
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY.

VIOLATIONS: 18-1. 28 DAYS OR \$100
THERE ARE FOUL ODORS AND GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-19.4.D.8. 91 DAYS OR \$100
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER ENCLOSURE AT THE PROPERTY WAS FOUND ACCUMULATED WITH TRASH AND WITH FOUL ODORS. THE EXTERIOR OF THE ENCLOSURE FURTHER REQUIRES MAINTENANCE. AREAS OF THE EXTERIOR OF THE ENCLOSURE WERE FOUND STAINED. THE DOORS OF THE DUMPSTER ENCLOSURE WERE FOUND UNSECURED AND OPEN MAKING IT ACCESSIBLE.

VIOLATIONS: 47-19.4.C.2. COMPLIED
THERE IS A 4 YARD DUMPSTER IMPROPERLY STORED ON THE PROPERTY. THE 4 YARD DUMPSTER WAS OBSERVED BEING STORED AND MAINTAINED OUTSIDE OF ITS ENCLOSURE.

VIOLATIONS: 47-20.20.(H) 91 DAYS OR \$100
THE PARKING FACILITY AT THIS B-1 ZONED PROPERTY WAS FOUND IN DISREPAIR. THERE ARE MULTIPLE CURBS THAT ARE BROKEN AND POSING AS A HAZARD. THE LANDSCAPE ON THE PROPERTY IS NOT IN COMPLIANCE IN ACCORDANCE TO SECTION 47-21.11.A. THERE ARE AREAS OF MISSING GROUND COVER, DEAD TREES AND MISSING SHRUBBERY.

The City had a stipulated agreement with the owner to comply with 47-34.1.A.1. and 18-12.(a) within 10 days, with 18-1. Within 28 days and with the remaining violations within 91 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City, approved the stipulated agreement and ordered compliance with 47-34.1.A.1. and 18-12.(a) within 10 days, with 18-1. Within 28 days and with the remaining violations within 91 days or a fine of \$100 per day, per violation.

Case: CE24020448

Address: 1633 NW 8 AVE

Owner: HICKENBOTTOM, MUSA COUTAIN

Service was via posting at the property on 5/17/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-305(b)
HE 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: 47-20.20.(H)
THE PARKING AREA AT THIS RDS-15 ZONED PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED COVERED IN A NON-DUSTLESS MATERIAL, UNEVEN SURFACES AND CRACKS.

Officer Garcia presented the case file into evidence and recommended ordering compliance with 9-305(b) within 28 days and with 47-20.20.(H) within 56 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 9-305(b) within 28 days and with 47-20.20.(H) within 56 days or a fine of \$100 per day, per violation.

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Case: CE24020434

Address: 1645 NW 8 AVE

Owner: ALLEN, LEON

Service was via posting at the property on 5/17/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THE SWALE.

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 ALONG THE SWALE AREA OF NW 8TH AVE.

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 PALLETS, LADDERS, PLYWOOD AND OTHER MISCELLANEOUS ITEMS.

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

Officer Garcia presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 10 days and with 9-306 within 28 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 47-34.1.A.1. within 10 days and with 9-306 within 28 days or a fine of \$100 per day, per violation.

Case: CE24020440

Address: 1639 NW 8 AVE

Owner: DUPERLORD, GHISLAINE

Service was via posting at the property on 5/17/24 and at 1 East Broward Blvd. on 5/16/24.

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 ILLEGAL OUTDOOR STORAGE CONSISTING OF PLASTIC BINS, PLASTIC CONTAINERS 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. PORTIONS OF THE CHAIN-LINK FENCE WERE OBSERVED BROKEN AND MISSING SUPPORT.

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

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

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

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VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 47-20.20. (H) COMPLIED

THE PARKING AREA AT THIS RDS-15 IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED UNEVEN, IMPROPERLY GRADED AND COVERED IN NON-DUSTLESS MATERIALS. THE PARKING LINES ARE FADED AND AREAS ARE CRACKED.

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 Garcia presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-305(b) within 28 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-305(b) within 28 days or a fine of \$100 per day, per violation.

Case: CE24020451

Address: 1632 NW 8 AVE

Owner: MARCELLON, MARIETA

Service was via posting at the property on 5/17/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 47-20.20. (H)

THE PARKING AREA AT THIS RDS-15 ZONED PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED UNEVEN AND IMPROPERLY GRADED, COVERED IN A NON-DUSTLESS MATERIAL WITH POTHOLES AND CRACKS.

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

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

Case: CE24020801

Address: 1623 NW 8 AVE 1-2

Owner: AUGUSTIN, ANNA C

Service was via posting at the property on 5/17/24 and at 1 East Broward Blvd. on 5/16/24.

Manuel Garcia, Senior 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 CHAIN-LINK FENCE WERE OBSERVED BROKEN, WITHOUT SUPPORT AND LEANING.

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VIOLATIONS: 9-280(b) COMPLIED
THE EXTERIOR FLOOR AREA AT THIS PROPERTY HAS AREAS THAT ARE UNEVEN, BROKEN AND COVERED IN OVERGROWN WEEDS.

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 INTERIOR DOORS, BUCKETS, TENTS, PERSONAL ITEMS AND OTHER MISCELLANEOUS ITEMS. THERE ARE TARPS HUNG AT THE SIDE OF THE PROPERTY CREATING AN ENCLOSURE FOR AN OUTDOOR KITCHEN AREA THAT IS NOT PERMITTED.

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND 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: 47-20.20.(H) COMPLIED
THE PARKING AREA AT THIS RDS-15 ZONED PROPERTY WAS OBSERVED IN DISREPAIR. THE PARKING AREA WAS OBSERVED COVERED IN A NON-DUSTLESS MATERIAL, CRACKED AND WITH UNEVEN SURFACES.

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

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(A) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE24030144

Address: 1606 NW 8 AVE

Owner: 1608 8TH AVE LLC

Service was via posting at the property on 5/17/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE WAS OBSERVED TO BE IN DERELICT CONDITIONS AS PER SECTION 18-3 DUE TO AN EXPIRED FLORIDA LICENSE PLATE.

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 BOXES, TOYS, STROLLERS AND OTHER MISCELLANEOUS ITEMS.

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: 47-19.5.D.5.
THERE ARE BUFFER WALLS ON THE PROPERTY THAT NEEDS MAINTENANCE. THE BUFFER WALLS WERE OBSERVED STAINED.

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VIOLATIONS: 47-20.20.(H)

THE PARKING AREA AT THIS RDS-15 ZONED PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED TO HAVE UNEVEN SURFACES, CRACKS, MISSING PARKING STRIPES AND COVERED IN A NON-DUSTLESS MATERIAL.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 9-363 COMPLIED

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

Officer Garcia presented the case file into evidence and recommended ordering compliance with 18-4.(c), 47-34.1.A.1., and 18-12.(a) within 10 days, with 9-305(b) and 47-19.5.D.5. within 28 days and with 47-20.20.(H) within 91 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 18-4.(c), 47-34.1.A.1., and 18-12.(a) within 10 days, with 9-305(b) and 47-19.5.D.5. within 28 days and with 47-20.20.(H) within 91 days or a fine of \$100 per day, per violation.

Case: CE24030235

Address: 1101 NW 2 AVE

Owner: SODOSOPA HOUSING LLC

Service was via posting at the property on 5/17/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 9-280(C)

THE WALKWAY ON THE PROPERTY WAS OBSERVED IN NEED OF MAINTENANCE. THERE IS OVERGROWTH OF WEEDS AND LANDSCAPE OBSTRUCTING THE PATH. THERE ARE AREAS OF THE WALKWAY THAT ARE UNEVEN AND CRACKED.

VIOLATIONS: 47-21.16.A.

THERE IS A DEAD TREE STUMP AT THE FRONT YARD OF THIS RD-15 ZONED PROPERTY THAT IS CAUSING A PUBLIC NUISANCE.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305(a)

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: 9-280(h)(1)

THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE CHAIN-LINK FENCE THAT ARE MISSING SUPPORT DUE TO OVERGROWN WEEDS AND OVERGROWN LANDSCAPE ON THE PROPERTY. THERE ARE WEEDS AND VINES OVERGROWING ON THE CHAIN-LINK FENCE.

VIOLATIONS: 9-313.(a)

THE PROPERTY IS NOT IDENTIFIED BY APPROVED CONTRASTING COLOR ADDRESS NUMBERS.

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VIOLATIONS: 9-363 WITHDRAWN

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)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THERE IS OVERGROWN FOLIAGE THAT EXTENDS ON TO THE RIGHT OF WAY.

Officer Garcia presented the case file into evidence and recommended ordering compliance with 9-305(a), 18-12.(a), and 9-313.(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 9-305(a), 18-12.(a), and 9-313.(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE24010639

Address: 5230 NE 20 AVE

Owner: ABRAMOV, ARON; ABRAMOV, NATELLI

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 15-282.(d)(2)b. COMPLIED

THERE IS OPERATION OF A SHORT-TERM RENTAL DURING A SUSPENSION PERIOD AT THIS LOCATION.

Officer Champagne presented the case file into evidence and stated the violation was now in compliance. He recommended imposition of a \$1,000 fine for each of the two times the property was found to be in violation, a total of \$2,000.

Ms. Cannon found in favor of the City and imposed a fine of \$1,000 per day for each of the two days the property had been in violation, a total of \$2,000.

Case: CE24020589

Address: 316 SW 15 ST 1-4

Owner: PADLAD, LEERON NETANEL

Service was via posting at the property on 5/4/24 and at 1 East Broward Blvd. on 5/16/24.

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. 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, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

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

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

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Case: CE24030175

Address: 1441 SW 27 CT

Owner: BEASLEY, VINCENT

Service was via posting at the property on 5/8/24 and at 1 East Broward Blvd. on 5/16/24.

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. 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, UNLESS A VALID VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

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. Future violations would result in a \$500 per day fine.

Ms. Cannon found in favor of the City that the violation had existed as cited. Future violations would result in a \$500 per day fine.

Case: CE24040591

Address: 1421 SW 32 ST

Owner: A&J LUX LLC

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 5/16/24.

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 15 days or a fine of \$500 per day.

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

Case: CE24040065

Address: 1717 SW 5 PL

Owner: CASA TIKI 1717 LLC

Service was via posting at the property on 5/4/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 15-278(7) COMPLIED

THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY, CERTIFICATE NUMBER, AND/OR SEXUAL PREDATOR VERBIAGE. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. THIS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE23090412. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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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. Future violations would result in a \$300 per day fine.

Ms. Cannon found in favor of the City that the violation had existed as cited. Future violations would result in a \$300 per day fine.

Case: CE24040227

Address: 1431 SW 29 ST

Owner: VILLALBA VALDALISO, MELISSA; BRAVO VALDALISO, YAILEN

Service was via posting at the property on 5/4/24 and at 1 East Broward Blvd. on 5/16/24.

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. 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, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$500 per day.

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

Case: CE24040297

Address: 2525 OKEECHOBEE LN

Owner: JAHANGARD, FINIA Z

Service was via posting at the property on 5/10/24 and at 1 East Broward Blvd. on 5/16/24.

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. 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, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

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. Future violations would result in a \$500 per day fine.

Ms. Cannon found in favor of the City that the violation had existed as cited. Future violations would result in a \$500 per day fine.

Case: CE24040325

Address: 1600 SW 5 CT

Owner: FISHMAN, MARC

Service was via posting at the property on 5/10/24 and at 1 East Broward Blvd. on 5/16/24.

Evan Oaks, 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

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AT THIS LOCATION. 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, UNLESS A VALID VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$500 per day.

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

Case: CE24040420

Address: 2525 SW 34 AVE

Owner: ANGELO, EDOARDO; OLIOSI, CRISTINA MEGGIORINI

Service was via posting at the property on 5/2/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 15-278(7) COMPLIED

THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY, CERTIFICATE NUMBER, AND/OR SEXUAL PREDATOR VERBIAGE. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. 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 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. Future violations would result in a \$300 per day fine.

Ms. Cannon found in favor of the City that the violation had existed as cited. Future violations would result in a \$300 per day fine.

Case: CE24030530

Address: 2150 TANBARK LN

Owner: ROCKFORD INVESTMENT PARTNERS LLC

Service was via posting at the property on 5/4/24 and at 1 East Broward Blvd. on 5/16/24.

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. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE22100606 & CE22120789) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$1,000 per day.

Ms. Cannon found in favor of the City and ordered compliance within 15 days or a fine of \$1,000 per day.

Case: CE24030458

Address: 607 SE 6 ST

Owner: RITTERSHOFER, SCOTT

Service was via posting at the property on 5/4/24 and at 1 East Broward Blvd. on 5/16/24.

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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. 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, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$1,000 per day.

Ms. Cannon found in favor of the City and ordered compliance within 15 days or a fine of \$1,000 per day.

Case: CE24040027

Address: 601 NE 16 AVE

Owner: 3266 SW 44TH ST LLC

Service was via posting at the property on 5/2/24 and at 1 East Broward Blvd. on 5/16/24.

Leonard Champagne, Senior 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. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. THIS DUPLEX HAS THREE BEDROOMS ON EACH SIDE. ADS ARE FOR FOUR BEDROOMS, ONE SIDE ALLOWS TEN GUESTS AND THE OTHER SIDE ALLOWS TWELVE. SIX GUESTS IS THE MAXIMUM FOR EITHER SIDE.

Officer Champagne presented the case file into evidence and recommended ordering compliance within 48 hours or a fine of \$1,000 per day.

Ms. Cannon found in favor of the City and ordered compliance within 10 days or a fine of \$1,000 per day.

Case: CE24030462

Address: 125 NE 16 TER

Owner: GABAI, SHLOMIT H

Service was via posting at the property on 5/8/24 and at 1 East Broward Blvd. on 5/16/24.

Leonard Champagne, Senior 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 Champagne presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$600 per day.

Ms. Cannon found in favor of the City and ordered compliance within 15 days or a fine of \$600 per day.

Case: CE24040133

Address: 1212 NE 14 AVE 1-2

Owner: HILLER, BRYAN

Service was via posting at the property on 5/8/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

Officer Champagne presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$500 per day.

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

Case: CE24040185

Address: 1009 NE 17 CT

Owner: CARDWELL, GARRETT; QUIRINDONGO, VIANCA

Service was via posting at the property on 5/8/24 and at 1 East Broward Blvd. on 5/16/24.

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

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

Case: CE24040536

Address: 1324 NW 6 AVE

Owner: DIETMEYER, BRIAN

Personal service was accepted on 5/2/24. Service was also via posting at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

Officer Champagne presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$500 per day.

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

Case: CE24040537

Address: 800 NE 18 ST

Owner: ST FLEUR, WALDECK

Service was via posting at the property on 5/2/24 and at 1 East Broward Blvd. on 5/16/24.

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. THIS IS A RECURRING VIOLATION, SEE CASE CE24010019. 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.

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Officer Champagne presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$500 per day.

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

Case: CE24030458

CITATION

Address: 607 SE 6 ST

Owner: RITTERSHOFER, SCOTT

This case was first heard on 3/14/24 to comply by 3/14/24. Violations and extensions were as noted in the agenda. The property was in compliance, and there was an immediate fine of \$250 and the City was requesting the full fine be imposed.

Ms. Cannon imposed the \$250 fine.

Case: CE24010375

Address: 4008 NE 21 AVE

Owner: KUWARSINGH, RACINE; OCON, DAVID

This case was first heard on 3/28/24 to comply by 4/7/24 and 4/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,800 and the City was requesting the full fine be imposed.

Ms. Cannon imposed the \$1,800 fine.

Case: CE23120439

Address: 1430 NW 7 ST

Owner: HERNANDEZ, REBECA

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, fines had accrued to \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$1,750 fine, which would continue to accrue until the property was in compliance.

Case: CE23100656

Address: 816 NW 19 AVE

Owner: RANDELL, EDDIE EST

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, fines had accrued to \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$1,750 fine, which would continue to accrue until the property was in compliance.

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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 in compliance, fines had accrued to \$6,500 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine.

Case: CE23100310

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, fines had accrued to \$8,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$8,80 fine, which would continue to accrue until the property was in compliance.

Case: CE23080622

VACATE FINAL ORDER 3/28/2024

Address: 637 NW 14 AVE

Owner: GRANT, MAXINE BELLAMY; THOMAS, ANDREA BELLAMY ET AL

This was a request to vacate the Final Order dated 3/28/2024.

Ms. Cannon vacated the Final Order dated 3/28/2024.

Case: CE22110014

ORDERED TO REAPPEAR

Address: 966 NW 17 AVE

Owner: LAWSON, CATHY ANNETTE & RAYMOND L

This case was first heard on 9/28/23 to comply by 10/8/23 and 11/30/23. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$625.

Dorian Koloian, Code Compliance Supervisor, recommended no fines be imposed.

Ms. Cannon imposed no fines.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 101, 102, and 103 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:

CE23090224

CE24010667

CE24040051

CE24040484

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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:

CE23070284

CE24010725

CE24040226

CE24040229

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:

CE24010546

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:

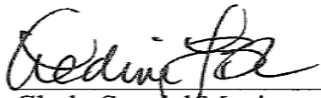
None

There being no further business, the hearing was adjourned at 5:10 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate