



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
MARINE INDUSTRIES  
2ND FLOOR MEETING ROOM  
221 SW 3 AVENUE, FORT LAUDERDALE, 33312  
MARCH 27, 2025  
ROSE ANN FLYNN PRESIDING  
9:00 A.M.**

**Staff Present:**

Loen Garrick, Administrative Assistant  
Nadine Blue, Administrative Supervisor  
Katrina Johnson, Code Compliance Manager  
Treavis Johnson, Administrative Assistant  
Tamara Lakes, Administrative Assistant  
Jehenna Williamson, Administrative Assistant  
Rhonda Hasan, Senior Assistant City Attorney  
Wanda Acquavella, Code Compliance Officer  
Amy Brown, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Senior Code Compliance Officer  
Mohammad Dayem, Code Compliance Officer  
Edward Eason, Code Compliance Officer  
Bovary Exantus, Code Compliance Officer  
Robert Kisarewich, Fire safety Captain  
Dorian Koloian, Code Compliance Supervisor  
Antoine Loar, Code Compliance Supervisor  
Jessica Martinez, Code Compliance Officer  
Rachel Moore, Code Compliance Officer  
Jean Claude Noel, Code Compliance Officer  
Evan Oaks, Code Compliance Officer  
Ramon Olivera, Code Compliance Officer  
Karen Proto, Code Compliance Officer  
Bernstein Saimbert, Senior Code Compliance Officer  
Rafael Santos, Code Compliance Officer  
Gail Williams, Senior Code Compliance Officer  
Vanessa Willis, Code Compliance Officer

**Respondents and witnesses**

FC24060008: Kevin Wingard	CE24120188: Adrian Walchli; Natalia Walchli; Romney Rogers;
CE24090095: Olga Moncada	Romney Rogers Jr.; James Magruder
CE25020506: Oleksandr Dmytriiev	CE24120189: Stephanie Toothaker Esq.; Douglas Marty
CE24120455: Peter Lemieux	CE24010383: Beverly Chambers
CE24070775: Gustavo Ramos	CE24030628: CE24030623: Andrew Schein Esq.
CE24070219: Stanislav Teplyakov	FC25010010: Lance Rodriguez-Hatcher
CE25020212: Christopher Smith	CE25010067: Raffi Anac
CE24110407: Sanchez Haile	CE25010007: Mildred Mistler
CE24120136: Jeremy Apisdorf Esq.	CE25020324: Andrea Elizeu; Gefeson Elizeu; Talita Elizeu
CE24030959: Yelena Veytsman; Feliks Sukhovitsky	CE24120337: David Bostock
CE25010835: Nestor Amaya	CE25010063: Stephanie Toothaker Esq.; Estefania Mayorga
CE24080608: Luis Heran	CE24110751: Robert Sherman
CE24070475: Dan Bauman	CE24090061: Diseydi Cardona
CE25020340: Jeffrey Stumpf; Beach Kip Andrew	CE24080820: Ismail Kapadia
CE24110463: Ricardo Leys; Shelly Ann Campbell; Rolando	CE24120459: David Hunter
CE24010903: Norman Barton	CE24110095: Matias Pazo
CE25010071: Raymond Hage	CE24060149: Jared Gasman
CE23100475: Kenneth King	CE25010860: Jason Clarke
CE24120476: Abraham Sasson	

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

Special Magistrate Hearing

March 27, 2025

Page 2

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

**Case: CE24120188**

Address: 1500 SE 12 ST 1A

Owner: WALCHLI, ADRIAN & NATALIA

Service was via posting at the property on 3/3/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 8-91.(e) COMPLIED

THE VESSEL "RUCKUS" IDENTIFIED TO BE A 2008 EVERGLADES 350LX; HULL ID NUMBER RJDE0030B808 THAT IS MOORED AT BOAT SLIP TWENTY-ONE (21) IS ENCROACHING BEYOND THE PERMITTED THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURED FROM THE RECORDED PROPERTY LINE BY APPROXIMATELY TWELVE (12) FEET WITH A TOTAL ENCROACHMENT OF FORTY-FIVE (45) FEET INTO THE CANAL OR WATERWAY. DUE TO THE GRAVITY OF THIS VIOLATION, THIS CASE WILL BE PRESENTED AT A MAGISTRATE HEARING FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION HAS BEEN COMPLIED.

VIOLATIONS: 47-19.3.(C)

THERE IS A BOAT LIFT MOORING STRUCTURE INSTALLED AT BOAT SLIP TWENTY-ONE (21) ON THIS PROPERTY THAT EXTENDS BEYOND THE PERMITTED TWENTY-FIVE (25) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY OR TWENTY-FIVE (25) FEET OF THE WIDTH OF THE CANAL OR WATERWAY (WHICHEVER IS LESS AS MEASURED FROM THE PROPERTY LINE). THE BOAT LIFT MOORING STRUCTURE WAS MEASURED TO EXTEND TO APPROXIMATELY 27.6 FEET INTO THE CANAL OR WATERWAY.

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

Natalia Walchli requested 119 days with no fine. She said the Marine Advisory Board had already approved a waiver. If the City Commission did not approve the waiver, they would move the boat lift to be in compliance.

Romney Rogers Jr., the association's representative, asked for immediate fines.

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

**Case: CE24120189**

Address: 1500 SE 12 ST 2A

Owner: MARTY, DOUGLAS C

Service was via posting at the property on 3/3/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VESSEL BEING STORED IN BOAT SLIP NINETEEN (19) AT THIS PROPERTY. THE VESSEL IDENTIFIED AS A "STREAMLINE R 35" WAS FOUND TO BE DERELICT AS PER THE DEFINITION OF SECTION 18-3 OF THE CITY OF FORT LAUDERDALE CODE OF ORDINANCES DUE TO NOT DISPLAYING A VISIBLE VALID REGISTRATION.

VIOLATIONS: 8-91.(e) COMPLIED

THE VESSEL "STREAMLINE R 35"; HULL ID NUMBER SLB35005E325 THAT IS MOORED AT BOAT SLIP NINETEEN (19) THAT IS ENCROACHING BEYOND THE PERMITTED THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURED FROM THE RECORDED PROPERTY LINE BY APPROXIMATELY TWELVE (12) FEET WITH A TOTAL ENCROACHMENT OF FORTY-FIVE (45) FEET INTO THE CANAL OR WATERWAY. DUE TO THE GRAVITY OF THIS VIOLATION, THIS CASE WILL BE PRESENTED AT A MAGISTRATE HEARING FOR A FINDING OF FACT WHETHER OR NOT THE

VIOLATION HAS BEEN COMPLIED.

VIOLATIONS: 47-19.3.(C)  
THERE IS A BOAT LIFT MOORING STRUCTURE INSTALLED AT BOAT SLIP NINETEEN (19) ON THIS PROPERTY THAT EXTENDS BEYOND THE PERMITTED TWENTY-FIVE (25) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY OR TWENTY-FIVE (25) FEET OF THE WIDTH OF THE CANAL OR WATERWAY (WHICHEVER IS LESS AS MEASURED FROM THE PROPERTY LINE). THE BOAT LIFT MOORING STRUCTURE WAS MEASURED TO EXTEND TO APPROXIMATELY TWENTY-EIGHT AND SIX (28.6) FEET INTO THE CANAL OR WATERWAY.

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

Stephanie Toothaker Esq., the owner's attorney, said they were requesting a waiver from the City Commission, and requested 119 days.

Romney Rogers Jr., the association's representative, said this owner had not applied for a waiver and objected to granting time to comply. Ms. Toothaker stated they anticipated applying for the waiver that week.

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

**Case: CE24030959**

Address: 820 NE 26 AVE

Owner: SUKHOVITSKY, FELIKS

This case was first heard on 5/30/24 to comply by 8/29/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Senior Code Compliance Officer, recommended imposition of the fine.

Yelena Veytsman described their progress obtaining permits for constructing four new townhomes. She stated they had the demolition permit and were waiting for two other permits to begin the demolition. She requested 30 days.

Ms. Hasan opposed any further extension. Katrina Johnson, Code Compliance Manager, noted the City had already granted several extensions and said they had received a recent complaint that the sewer had been capped while people were living in the property. Someone was also running electricity from a car battery into the building. Ms. Veytsman said they were unaware of anyone living at the property.

Feliks Sukhovitsky stated the City had "enriched itself" via the Code Enforcement process. He said he had done all he could to comply.

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

**Case: CE24120136**

Address: 818 SW 4 PL

Owner: MOSDELL INC; NEWDELL LLC

Service was via posting at the property on 2/27/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS MAJOR COSMETIC WORK BEING PERFORMED ON THE VESSEL "AVRAM ROSE" THAT IS MOORED AT THIS RESIDENTIAL PROPERTY. THE WORK CONSISTING OF BUT NOT LIMITED TO SANDING AND GRINDING IS NOT PERMITTED IN A RESIDENTIAL PROPERTY AS PER THE REQUIREMENTS UNDER SECTION 8-149(A).

VIOLATIONS: 18-1. COMPLIED  
THERE IS MAJOR COSMETIC WORK BEING PERFORMED ON A VESSEL THAT IS MOORED AT THIS PROPERTY AND IT IS CREATING A PUBLIC NUISANCE. THE MAJOR COSMETIC WORK CONSISTING OF BUT NOT LIMITED TO SANDING AND GRINDING IS CAUSING RESIDUE TO DROP AND CONTAMINATE THE INTRACOASTAL WATERWAY. IT WAS DETERMINED THAT THIS MATTER IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. DUE TO THE NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT FOR AN IMPOSITION OF FINES OF UP TO \$15,000.

Officer Caracas presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 18-1. had existed as cited and imposition of a \$15,000 fine for the irreparable, irreversible violation.

Jeremy Apisdorf Esq., the owners' attorney, said the boat's crew had hired the contractor to repair a railing without the owner's knowledge. All crew involved had been fired and the boat had been moved. He requested a lower fine.

Ms. Flynn found for the City that violation 18-1. had existed as cited and imposed a fine of \$3,500 for the irreparable, irreversible violation.

**Case: CE24060149**

**REQUEST FOR EXTENSION**

Address: 3645 SW 22 ST

Owner: 3645 SW 22 ST LAND TR, JOHNSON BENJAMIN TRUSTEE

This case was first heard on 8/29/24 to comply by 9/8/24 and 9/26/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$54,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, reviewed which violations were now in compliance and which were not.

Jared Gasman, representing the previous owner, said they were working with the current owner to comply and requested 91 days.

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

**Case: CE25010063**

Address: 2151 N FEDERAL HWY

Owner: JJJ REV TR ETAL; % BOSTON TRADER

Service was via posting at the property on 3/5/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 15-28

THE BUSINESS (BROOKLYN WATER BAGEL) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

Estefania Mayorga agreed to comply.

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

**Case: CE24030623**

Special Magistrate Hearing

March 27, 2025

Page 5

Address: 1620 W STATE ROAD 84 VAC3

Owner: WM C MORRIS POST #36; AMERICAN LEGION INC

This case was first heard on 8/29/24 to comply by 1/30/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, recommended imposition of the fine.

Andrew Schein Esq., the owner's attorney, said they were working with the City Manager's office and Zoning toward a resolution. Zoning had determined a resolution and the owner had applied to have all the tax folios combined on March 6. Once this was done, the City would issue the Business tax license. Amy Brown, Code Compliance Supervisor, suggested 63 days to ensure everything was in compliance.

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

**Case: CE24030628**

Address: 1620 W STATE ROAD 84 PKG3

Owner: WM C MORRIS POST #36; AMERICAN LEGION INC

This case was first heard on 8/29/24 to comply by 1/30/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, did not object to granting an extension

Andrew Schein Esq., the owner's attorney, requested 63 days.

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

**Case: CE24010903**

**ORDERED TO REAPPEAR**

Address: 1134 NE 5 TER

Owner: BARTON, NORMAN F

This case was first heard on 1/30/25 to comply by 2/9/25 and 3/27/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$9,200.

Gail Williams, Senior Code Compliance Officer, did not recommend an extension.

Norman Barton said he was pursuing a loan to replace the roof and the driveway. He requested an extension.

Officer Williams did not object to a 91-day extension for the roof and driveway but suggested a much shorter extension for 18-12.(a) for the vegetation debris and overgrowth.

Ms. Flynn granted a 10-day extension for 18-12.(a) and a 91-day extension for the remaining violations, during which time no fines would accrue.

**Case: FC24060008**

Address: 9 N BIRCH RD

Owner: HARBOR HOUSE EAST CONDO ASSN

This case was first heard on 9/26/24 to comply by 12/5/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,100 and the City was requesting the full fine be imposed.

Robert Kisarewich, Fire Safety Captain, recommended no fines be imposed.

Kevin Wingard agreed to the fine reduction.

Special Magistrate Hearing

March 27, 2025

Page 6

Ms. Flynn imposed no fine

**Case: CE25020324**

Address: 1831 SW 22 AVE

Owner: ELIZEU, GEFESON & ANDREA

Service was via posting at the property on 3/3/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 18-1. COMPLIED

THERE IS SPEWAGE OF OIL AND DIESEL EMANATING FROM A DOCKED/MOORED VESSEL AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE SPEWAGE WENT TO THE WATERWAY AND THREATENED AND ENDANGERED THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY HAVE ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. DUE TO THE NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT FOR AN IMPOSITION OF FINES TO THE SUM OF UP TO \$15,000.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VESSEL IDENTIFIED AS "RELIANCE" WITH A HAILING PORT OF STUART. THE VESSEL IDENTIFIED AS AN APPROX. 42 FT. VESSEL THAT IS DOCKED/MOORED AT THIS RS-8 ZONED PROPERTY. THE VESSEL WAS DETERMINED TO BE DERELICT BECAUSE OF THE STATE OF EVIDENT DISUSE, NEGLECT OR ABANDONMENT. THE VESSEL WAS DETERMINED TO BE DERELICT AS PER THE DEFINITION UNDER SECTION 18-3 DUE TO THE VESSEL HAVING NO RUNNING ENGINE, THE ENGINE EXPOSED/REMOVED FROM VESSEL WHICH THREATENS AND ENDANGERS THE PUBLIC HEALTH, SAFETY AND WELFARE AND THERE WAS NO REGISTRATION ON FILE WITH THE NOAA FISHERIES FOR THE SUBJECT VESSEL.

Officer Caracas presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that the violations had existed as cited and imposition of a \$15,000 fine for the violation 18-1. irreparable, irreversible violation. He described efforts to remove the vessel and remediate the oil and diesel spills. He said the homeowners did not own the boat but they had worked to contain the contaminants. Ms. Hasan noted that renting a dock was not legal in this location.

Gefeson Elizeu described his efforts to comply. Talita Elizeu,, the owner's daughter, said refloating the boat had cost her parents \$5,300. She said the spillage had been contained the same day it occurred.

Ms. Flynn found for the City that the violations had existed as cited and imposed a \$5,000 fine for the violation 18-1. irreparable, irreversible violation.

**Case: CE23100475**

Address: 1437 NW 10 PL

Owner: KING, MOLLY PEARL

This case was first heard on 5/30/24 to comply by 6/9/24 and 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,150 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, said one violation remained and recommended imposition of the fine.

Kenneth King said his mother, the owner, was in the hospital now. He said he was doing the best he could to comply the violations but his mother and he were both on a fixed income. Dorian Koloian, Code Compliance Supervisor, said she would not oppose another extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/26/25 hearing.

**Case: CE24120455**

Special Magistrate Hearing  
March 27, 2025  
Page 7

Address: 300 SW 27 TER 1-2  
Owner: LEVINTIN REAL ESTATE LLC; ALLIUN INVESTMENTS LLC

Service was via posting at the property on 3/10/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 24-7(b) COMPLIED  
THERE IS BULK TRASH CONSISTING OF TIRES, SOFA AND LOVESEAT, AND MISCELLANEOUS ITEMS ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 1ST MONDAY OF EACH MONTH.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH ALL OVER AND AROUND THE SWALE OF THE PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23030783 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

Peter Lemieux was present.

Judge Purdy found for the City that violation 18-12(a) had existed as cited.

**Case: CE24080820**

Address: 2461 SW 15 CT  
Owner: BAID CAPITAL INC

This case was first heard on 12/12/24 to comply by 1/30/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,200 and the City was requesting the full fine be imposed.

Ramon Olivera, Code Compliance Officer, recommended imposition of the fine.

Ismail Kapadia said the tenants who had caused the problem had been evicted.

Ms. Flynn imposed a fine of \$4,000 for the time the property was out of compliance.

**Case: CE25010067**

Address: 1748 SW 20 ST  
Owner: 1748 RIVER OAK CORNER LLC

Service was via posting at the property on 3/8/25 and at 1 East Broward Blvd. on 3/14/25.

Mohammad Dayem, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS THAT ARE BROKEN, MISSING, AND FALLING OVER.

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 CE22090784. 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: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO WOOD PALLETS, FENCE MESH, PLASTIC BUCKETS,

Special Magistrate Hearing

March 27, 2025

Page 8

CARDBOARD BOXES, PLYWOOD, TARPS, LADDER, POLES, BRICKS, WOOD BEAMS, CONSTRUCTION DEBRIS, 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: 47-21.9.M.  
SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED.

Officer Dayem presented the case file into evidence and requested a finding of fact that 18-12.(a) had existed as cited and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation. He also requested ordering the respondent to attend the 6/26/25 hearing.

Raffi Anac requested 91 days. He said they were redeveloping the property.

Ms. Flynn found in favor of the City that 18-12.(a) had existed as cited and ordered compliance within 91 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 6/26/25 hearing.

**Case: CE24110463**

Address: 1134 NE 1 AVE

Owner: VITAL VENTURES LLC

This case was first heard on 1/30/25 to comply by 2/9/25 and 2/27/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$28,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Senior Code Compliance Officer, recommended a 28-day extension for 9-305(b) and imposing the fines for 47-18.47.A.

Shelly Ann Campbell said she had recently learned that they exceeded occupancy and would remove some of the tenants. Antoine Loar, Code Compliance Supervisor, recommended imposition of the fine.

Ms. Flynn imposed the \$23,000 fine for 47-18.47.A., which would continue to accrue until the property was in compliance and granted a 28-day extension for 9-305(b), during which time no fines would accrue.

**Case: CE25020212**

Address: 636 N FEDERAL HWY

Owner: LONDON ASSOCIATES LTD; ASSC TECH ATT WINN DIXIE

Service was via posting at the property on 3/15/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 15-28  
THE BUSINESS (FARM TO FORK MEALS TO GO) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

Christopher Smith requested more than 10 days. Katrina Johnson, Code Manager, recommended 28 days.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day.

**Case: CE25020506**

Address: 110 SE 11 AVE

Owner: DMYTRIIIEV, OLEKSANDR S

Special Magistrate Hearing

March 27, 2025

Page 9

Personal service was accepted on 3/6/25. Service was also via posting at 1 East Broward Blvd. on 3/14/25.

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

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

THERE ARE 4 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR 365 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE24050187- PARKING, NOISE, RESPONSIBLE PARTY CE24080377 - ADVERTISING OCCUPANCY.

Officer Oaks presented the case file into evidence and recommended suspending the certificate for 365 days.

Oleksandr Dmytriiiev discussed the violations and how he had addressed them.

Ms. Flynn found in favor of the City and suspended the certificate for 365 days, effective on 4/6/25.

Later in the meeting, the case was recalled and Officer Oaks recommended allowing the suspension to start on 4/26/25.

Ms. Flynn amended her order to suspend the certificate as of 4/26/25.

**Case: CE25010835**

Address: 840 W STATE ROAD 84

Owner: EL TAMARINDO 84 LLC

Service was via posting at the property on 3/8/25 and at 1 East Broward Blvd. on 3/14/25.

Mohammad Dayem, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS CB BUSINESS ZONE PROPERTY. THERE IS A FOOD TRUCK OPERATING AND CONDUCTING BUSINESS WITHOUT THE REQUIRED STATIONARY/MOBILE BUSINESS TAX RECEIPT. THERE ARE CHAIRS, TABLES AND LIGHTING BEING USED FOR BUSINESS PURPOSES WHICH ARE PROHIBITED ACCESSORIES FOR STATIONARY/MOBILE FOOD TRUCK.

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS UNDEVELOPED PARCEL OF LAND HAVE MISSING LIVING GROUND COVER.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 28 days and with 47-21.9.M. within 63 days or a fine of \$200 per day, per violation.

Nestor Amaya requested 91 days for 47-21.9.M.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1. within 28 days and with 47-21.9.M. within 91 days or a fine of \$200 per day, per violation.

**Case: CE25020340**

Address: 1115 NE 9 AVE

Owner: 1115 NE 9TH AVE FTL LLC

Service was via posting at the property on 3/6/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 15-28

THERE ARE BUSINESSES OPERATING AT THIS LOCATION WITHOUT OBTAINING A BUSINESS TAX RECEIPT. THE FOLLOWING BUSINESSES REQUIRE A BUSINESS TAX RECEIPT PRIOR TO ENGAGING IN ANY BUSINESS WITHIN THE JURISDICTION OF THE CITY OF FORT LAUDERDALE:  
- GOOD NEWS BURGER  
- DEL ROSARIO & ANCHORENA CORP

Special Magistrate Hearing

March 27, 2025

Page 10

- ASU POLLO
- HIGHROLLER'S SUSHI

VIOLATIONS: 47-20.20.J.  
THE PARKING AT THIS B-3 ZONED ESTABLISHMENT DOES NOT CONFORM TO THE APPROVED DRC - SITE PLAN LEVEL III APPROVAL: PARKING REDUCTION FOR 11,122 SQFT FOOD CATERING SERVICES USE UNDER PERMIT NUMBER UDP-S20010. THIS B-3 ZONED ESTABLISHMENT HAS REDUCED Its PARKING CAPACITY TO ACCOMMODATE THREE DESIGNATED PARKING SPACES FOR EMPLOYEES OF THE "STARBUCKS" BUSINESS OPERATING ON PROPERTY.

VIOLATIONS: 47-22.9. COMPLIED  
THERE ARE "RESERVED PARKING" SIGNS AT THIS B-3 ZONED PROPERTY THAT HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 47-20.3.A.10.d  
THE OWNER WILL BE REQUIRED TO COMPLY WITH THE CONDITIONS OR OBTAIN A NEW PARKING REDUCTION ORDER IN ACCORDANCE WITH THIS SECTION 47-26B,.

Officer Noel presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$250 per day, per violation.

Jeffrey Stumpf agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day, per violation.

**Case: CE24110751**

Address: 2323 SW 19 AVE

Owner: PALMS AT RIVER OAKS LLC

Service was via posting at the property on 3/5/25 and at 1 East Broward Blvd. on 3/14/25.

Mohammad Dayem, 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 AS PER CASE CE23070150 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

Officer Dayem presented the case file into evidence and said fines had accrued at \$500 per day for 114 days, a total of \$57,313.

Robert Sherman said no one had been ay the property to receive the notices. As soon as they were aware of the violation, they had taken steps to comply. He requested a fine reduction. Officer Dayem stated the fine for case CE23070150 was \$250 per day and totaled \$25,750. That lien had been recorded on 10/19/23. The fine for case CE20071072 was \$5,350 and the lien was recorded on 3/12/21.

Ms. Flynn found in favor of the City and reduced the fine to \$25,000.

Later in the meeting, the case was recalled and Mr. Sherman requested imposition of the full fine so he could apply for the amnesty program. Ms. Flynn vacated her prior order and imposed the entire \$57,313 fine.

**Case: CE24090095**

Address: 5 NE 16 CT

Owner: MONCADA, OLGA

Service was via posting at the property on 2/25/25 and at 1 East Broward Blvd. on 3/14/25.

Special Magistrate Hearing

March 27, 2025

Page 11

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

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

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

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR WALKWAY AND PARKING LOT WAS OBSERVED UNEVEN AND CRACKED.

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

Olga Moncada requested more than 91 days and discussed issues keeping ground cover on the property. Officer Williams objected.

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

**Case: CE24010383** ORDERED TO REAPPEAR

Address: 1617 NW 5 ST

Owner: CHAMBERS, BEVERLY; CHAMBERS, SEFTON

This case was first heard on 6/11/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$15,500.

Vanessa Willis, Code Compliance Officer, said one violation remained.

Beverly Chambers said they were working on permits for redevelopment.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/26/25 hearing.

**Case: CE24110095**

Address: 3461 BERKELEY BLVD

Owner: CABRERA, CRISTINA; PAZO, MATIAS NICOLAS

Service was via posting at the property on 3/10/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 24-7(b) COMPLIED  
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 2ND TUESDAY OF EACH MONTH.

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

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

VIOLATIONS: 9-278(e) COMPLIED  
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

VIOLATIONS: 9-305(b)

Special Magistrate Hearing

March 27, 2025

Page 12

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

Matias Pazo agreed to comply and requested additional time because he was replacing the roof.

Ms. Flynn found in favor of the City and ordered compliance with 9-306 within 91 days and with 9-305(b) within 63 days or a fine of \$50 per day, per violation.

**Case: CE24080608**

Address: 952 NW 24 AVE

Owner: SFR 2012-1 FLORIDA LLC

Service was via posting at the property on 3/11/25 and at 1 East Broward Blvd. on 3/14/25.

Vanessa Willis, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)  
THE ASPHALT AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL. THE PARKING STRIP IS FADED AND NEEDS TO BE REPAINTED. THIS IS A RECURRING VIOLATION, FROM CASE CE21071109. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-308(b)  
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS PLASTIC ON THE ROOF AND DARK STAINS OR MARKS THAT NEEDS TO BE 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: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THE REAR OF THE PROPERTY HAS WEEDS AND OVERGROWTH THAT NEEDS TO BE MAINTAINED. THE WEEDS ARE GROWING THROUGH THE WOODED FENCE SLATS AND IN THE FRONT OF THE HOUSE THERE ARE CRACKS WITH GRASS AND WEEDS GROWING THROUGH THE CRACKS. THIS IS A RECURRING VIOLATION, FROM CASE CE21071109. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

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

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. FLOORS, WALLS, CEILINGS, ROOF, WINDOWS, DOORS, AND/OR ALL BUILDING PARTS NOT MAINTAINED. THERE ARE WALLS THAT HAVE MOISTURE IN THEM AND CRACKS THROUGHOUT THE INSIDE OF THE PROPERTY. THE FASCIA BOARD IS MISSING AND IN DISREPAIR OUTSIDE

Special Magistrate Hearing

March 27, 2025

Page 13

IN VIEW FROM THE STREET.

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

Luis Heran described how he intended to address the violations. Ms. Hasan suggested a short compliance deadline to keep track of Mr. Heran's progress.

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

**Case: CE25010007**

Address: 1829 SW 29 ST

Owner: MISTLER, PETER J & MILDRED DIANE

Service was via posting at the property on 3/5/25 and at 1 East Broward Blvd. on 3/14/25.

Mohammad Dayem, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 ZONED PROPERTY. THERE IS OUTDOOR STORAGE, INCLUDING BUT NOT LIMITED TO, MULTIPLE WATER HEATER TANKS, A SHIPPING CONTAINER, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-305(b)  
THE SWALE AT THE WESTSIDE OF THE PROPERTY IS NOT BEING MAINTAINED TO A NEAT AND WELL-KEPT APPEARANCE. THERE IS DEAD AND MISSING GROUND COVER.

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

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FACIA ON THE EASTSIDE OF THE PROPERTY IS IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-304(b)  
THERE IS A TRAILER BEARING A VESSEL PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS IN DISREPAIR; THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 4 7-34.1.A.1. within 91 days and wit the remaining violations within 28 days or a fine of \$50 per day, per violation.

Mildred Mistler agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 4 7-34.1.A.1. within 91 days and the remaining violations within 28 days or a fine of \$50 per day, per violation.

**Case: CE24110407**

ADMINISTRATIVE HEARING - APPEAL

Address: 805 NW 2 AVE

Owner: 805 NW 2ND AVENUE LLC; % RTW RENTALS

VIOLATIONS: 18-4.(c)  
THERE IS A DERELICT DARK BLUE OLDSMOBILE ALERO WITH NO TAG, LEAKING OIL, COBWEBS AND FLAT TIRE. VIN#1G3HN52K8W4831277

The property was cited on 2/17/25 to be complied by 2/27/25. The vehicle was towed on 3/2/25 and the property was in compliance.

Special Magistrate Hearing

March 27, 2025

Page 14

Sanchez Haile said the car was registered and insured. He argued over an "interpretation" of the ordinance. Ms. Hasan said the tag on the vehicle expired on 8/30/22 and the license plate was not assigned to any vehicle and had expired on 8/20/24. She referred to the definition of "derelict" in the code. Katrina Johnson, Code Manager, said the car had been tagged for removal and noted the car had been leaking oil. Mr. Haile complained about the towing fees.

Ms. Flynn denied the appeal.

**Case: CE24090061**

Address: 2451 NW 16 ST

Owner: CARDONA, DISEYDI D

Service was via posting at the property on 3/4/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 47-21.15.A

TWO OLIVE TREES TREE WERE REMOVED FROM THIS R-1-C-COUNTY PROPERTY WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO 15,000 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Proto presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day and imposing a fine of \$150 for each of the two trees removed without a permit, a total of \$300.

Gustavo Caracas, Code Compliance Officer, acted as translator for the owner, Diseydi Cardona. Ms. Cardona indicated she already had the permit. Officer Proto said the tree permit must be closed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day and imposed a fine of \$150 for each of the two trees removed without a permit, a total of \$300.

**Case: CE24120476**

Address: 1440 SW 33 ST

Owner: SASSON, ABRAHAM

Service was via posting at the property on 3/1/25 and at 1 East Broward Blvd. on 3/14/25.

Mohammad Dayem, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY, OUTDOOR STORAGE IN FRONT BACK AND SIDES OF THE BUILDING: ITEMS, INCLUDING TRAILER, TILES, FURNITURE, WOOD PALLETS VEHICLES PARTS AND MISCELLANEOUS ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

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

VIOLATIONS: 9-305(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)

Special Magistrate Hearing

March 27, 2025

Page 15

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE NUMEROUS ASPHALT CRACKS AND MISSING PATCHES OF ASPHALT.

VIOLATIONS: 47-20.13.F.  
THERE IS PROHIBITED GRAVEL FOR MULTIFAMILY PROPERTY IN RIGHT-OF-WAY.

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

VIOLATIONS: 9-278(e) COMPLIED  
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

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

VIOLATIONS: 9-313.(a) COMPLIED  
THE COLOR OF THE ADDRESS NUMBERS BLENDS WITH THEIR BACKGROUND, IT IS NOT A CONTRASTING COLOR.

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

Abraham Sasson said he was in the process of evicting the tenant and did not know if he would be removed within 63 days.

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

**Case: CE24070775**

**ORDERED TO REAPPEAR**

Address: 301 NW 12 AVE

Owner: LITTLE BOSS HOLDINGS LLC

This case was first heard on 11/12/24 to comply by 1/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$13,600.

Vanessa Willis, Code Compliance Officer, related which violations were still open.

Gustavo Ramos said they had evicted the tenant and would now paint and address the grass. He requested 60 days. Officer Willis recommended 28 days.

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

**Case: CE24070219**

Address: 312 NE 16 TER

Owner: STMEDIA GROUP LLC

This case was first heard on 1/30/25 to comply by 2/9/25 and 2/27/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jean Claude Noel, Code Compliance Officer, recommended imposition of the fine.

Stanislav Teplyakov said he had been out of the country until February 23.

Special Magistrate Hearing

March 27, 2025

Page 16

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

Ms. Flynn took a brief break.

**Case: FC25010006**

Address: 515 SE 9 ST

Owner: 515 SE 9 STREET LLC

Service was via posting at the property on 3/10/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: FSS 633.222, 12/13/0

LIGHT-FRAME CONSTRUCTION NOTICE REQUIREMENTS.

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

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

**Case: FC25010010**

Address: 1710 S ANDREWS AVE

Owner: NORTH BROWARD HOSPITAL DISTRICT

Personal service was accepted on 3/11/25. Service was also via posting at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 1:13.3.1.1, FFPC 8th

THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

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

THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE-RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE).

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

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

**Case: FC25020010**

Address: 2748 NE 32 ST

Owner: C&R CAPITAL GROUP LLC

Service was via posting at the property on 3/11/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: NFPA 1:13.6.4.3.2.1,

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

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

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

**Case: CE24100263**

Special Magistrate Hearing

March 27, 2025

Page 17

Address: 1517 SW 5 ST  
Owner: RAY, DANIEL M

Service was via posting at the property on 3/5/25 and at 1 East Broward Blvd. on 3/14/25.

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

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

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE HOLES, CRACKS, AND FADED ASPHALT.

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

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.

Officer Eason presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

**Case: CE24090185**

Address: 203 NW 12 AVE  
Owner: LEVEILLE, LEONARD

Service was via posting at the property on 3/8/25 and at 1 East Broward Blvd. on 3/14/25.

Vanessa Willis, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL (HEDGES) OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ALONG NW 2 ST AND NW 12 AVE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE CE22050274. CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE SWALE AS WELL AS WEEDS GROWING THROUGH THE DECORATIVE GRAVEL. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE CE22050274 AND AS SUCH FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED. CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH OF GRASS, TRASH, RUBBISH AND DEBRIS (LITTER) ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE CE22050274. CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

VIOLATIONS: 9-280(h)(1)

Special Magistrate Hearing

March 27, 2025

Page 18

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

VIOLATIONS: 9-278(e)  
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

Officer Willis presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day, per violation and imposing a fine of \$100 per day for each of the nine days 9-305(b) was found in violation, a total of \$900.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation and imposing a fine of \$100 per day for each of the nine days 9-305(b) was found in violation, a total of \$900.

**Case: CE25020534**

Address: 1616 SW 17 AVE

Owner: ESTATE MANORS INC; WALTERS, LAWRENCE

Service was via posting at the property on 3/7/25 and at 1 East Broward Blvd. on 3/14/25.

Ramon Olivera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 8-91.(e)  
THERE IS A WHITE SUNSEEKER PREDATOR 74 YACHT MOORED AT THE REAR OF THE PROPERTY THAT EXTENDS MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE. CANAL IS 50 FEET WIDE, MAKING THE MAXIMUM PERMISSIBLE VESSEL BEAM TO BE 15 FEET. MANUFACTURER SPECIFICATIONS FOR THIS VESSEL DECLARE THE BEAM TO BE 17.8 FEET. THIS IS A RECURRING VIOLATION, SEE CASE CE24090272. 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 Olivera presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited.

Ms. Flynn found for the City that the violation had existed as cited.

**Case: CE24120494**

Address: 2722 DAVIE BLVD

Owner: LA SEGUNDA REALTY CORP

Service was via posting at the property on 3/5/25 and at 1 East Broward Blvd. on 3/14/25.

Ramon Olivera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-22.9. COMPLIED  
SIGNS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THE SIGNS ARE DESCRIBED AS FEATHER FLAGS WITH THE WORD PIZZA PRINTED ON THEM, LOCATED ON THE SWALE ABUTTING DAVIE BLVD AND IN FRONT OF UNIT #2756. THERE ARE ALSO A-FRAME HARRIS BUG KILLER SIGNS IN FRONT OF UNIT #2784. THIS IS A RECURRING VIOLATION AND WILL GO TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT REFERENCE CASE CE23020287.

VIOLATIONS: 9-306 COMPLIED  
THERE IS GRAFFITI IN THE REAR ALLEY BEHIND UNIT #2784 AND BEHIND UNIT #2744. THIS IS A RECURRING VIOLATION REF CASE CE22090768. 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 Olivera presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that the violations had existed as cited.

Special Magistrate Hearing

March 27, 2025

Page 19

Ms. Flynn found for the City that the violations had existed as cited.

**Case: CE24120306**

Address: 1548 SW 22 AVE

Owner: FUNES, THELMA A

Service was via posting at the property on 3/5/25 and at 1 East Broward Blvd. on 3/14/25.

Ramon Olivera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c) COMPLIED  
THERE ARE 3 DERELICT VEHICLES AND A DERELICT TRAILER ON THE PROPERTY.  
THE VEHICLES ARE DESCRIBED AS A GREEN FORD AEROSTAR VAN, NO TAG WITH FLAT TIRE. 4  
DOOR SILVER BMW 325I, NO TAG WITH FLAT TIRE. A 4 DOOR RED HONDA CIVIC, TAG NUMBER  
K887GB NO REGISTRATION STICKER AND TAG LAST REGISTERED TO ANOTHER CAR AND A 2  
WHEEL TRANSPORT DLX ENCLOSED CARRY-ON TRAILER, WITH FLAT TIRES AND NO TAG  
DISPLAYED.

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 IN THE  
FRONT OF THE PROPERTY.

VIOLATIONS: 9-304(b) COMPLIED  
THE DRIVEWAY IS IN DISREPAIR, STAINED, AND THE GRAVEL APRON HAS GRASS  
GROWING THROUGH IT

VIOLATIONS: 9-306 COMPLIED  
THE FASCIA AND SOFFITS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE FASCIA  
AND SOFFITS THAT HAVE BLACK STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-278(e) COMPLIED  
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED  
RESIDENTIAL PROPERTY.

VIOLATIONS: 47-21.15.A  
FOUR COCO PALM TREES HAVE BEEN REMOVED FROM THIS RS-8 ZONED PROPERTY WITHOUT  
FIRST OBTAINING A PERMIT.

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE ARE FOUR COCO PALM TREE STUMPS ON THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 47-19.1.B COMPLIED  
THERE IS A WHITE TARP CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS  
RS-8 ZONED PROPERTY WITHOUT A PERMIT.

Officer Olivera presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day and imposing a fine of \$150 for each of the four trees that had been removed, a total of \$600.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation and imposed a fine of \$150 for each of the four trees that had been removed, a total of \$600.

**Case: CE25010368**

Address: 2416 SW 6 CT

Special Magistrate Hearing

March 27, 2025

Page 20

Owner: FIRST, DAVID

Service was via posting at the property on 3/5/25 and at 1 East Broward Blvd. on 3/14/25.

Ramon Olivera, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT TRAILER ON THE PROPERTY WITH EXPIRED TAG. THE TRAILER IS DESCRIBED AS A WHITE ENCLOSED 2 WHEEL CARRY ON TRAILER. MASSACHUSETTS TAG NUMBER B22-998 EXPIRED '2011'.

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THIS RS-8 ZONED PROPERTY.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY SWALE ABUTTING SW 24 AVE

VIOLATIONS: 9-306 COMPLIED  
THE FASCIA OF THIS PROPERTY HAS NOT BEEN MAINTAINED. THERE ARE AREAS OF THE FASCIA THAT HAVE STAINS AND MISSING PAINT.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO RIMS AND TIRES, PLASTIC STORAGE CONTAINERS, CAR PARTS, SCRAP METAL, A DOOR, TOOLBOX, TARP, ENGINE STAND, WOOD SLABS, PLYWOOD, SANDBAGS 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 IN THE FRONT LAWN AND SWALE AREAS.

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

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

**Case: CE24120373**

Address: 861 ARIZONA AVE

Owner: OLIBRUS, ALMANIE LE; OLIBRUS, EDWARD ET AL

Service was via posting at the property on 3/10/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 47-39.A.1.b.(7)(a)1. COMPLIED  
THERE IS A WHITE COMMERCIAL VEHICLE BEING PARKED ON THE SOUTHSIDE OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23030610 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET.

Special Magistrate Hearing

March 27, 2025

Page 21

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

Ms. Flynn found for the City that the violation had existed as cited.

**Case: CE24120071**

Address: 501 E DAYTON CIR

Owner: TOUSSAINT, LOUIS & DEL

Service was via posting at the property on 3/10/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 47-39.A.1.b.(7)(a)1. COMPLIED  
THERE IS A COMMERCIAL VEHICLE PARKED IN THE DRIVEWAY OF THIS RS-6.7 -IRREGULAR RESIDENTIAL ZONED PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23070959 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

VIOLATIONS: 25-4 COMPLIED  
THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. THERE ARE VEHICLES BEING PARKED TO BLOCK THE PASSAGE OF PEDESTRIANS ON THE SIDEWALK.

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

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS A TREE STUMP ON THIS RS-6.7 -IRREGULAR RESIDENTIAL ZONED PROPERTY.

Officer Moore presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violation 47-39.A.1.b.(7)(a)1. had existed as cited.

Ms. Flynn found for the City that violation 47-39.A.1.b.(7)(a)1. had existed as cited.

**Case: CE24120452**

Address: 2790 W BROWARD BLVD

Owner: 2790 LLC

Service was via posting at the property on 3/10/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23090685 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-306 COMPLIED  
GRAFFITI HAS BEEN PAINTED ON EXTERIOR AWNINGS OF THIS VACANT COMMERCIAL PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23080933 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days or a fine of \$100 per day and a finding of fact that violation 9-306 had existed as cited.

Special Magistrate Hearing

March 27, 2025

Page 22

Ms. Flynn found for the City and ordered compliance with 18-12.(a) within 10 days or a fine of \$100 per day and found for the City that violation 9-306 had existed as cited.

**Case: CE24050844**

Address: 411 NE 5 TER

Owner: ROLLER PLACE LLC

Personal service was accepted on 3/17/25. Service was also via posting at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 47-20.13.F.  
THERE ARE POTHOLES AND GRAVEL ON THE SWALE/RIGHT-OF-WAY/VEHICULAR INGRESS AND EGRESS AREA OF THIS COMMERCIAL PROPERTY.

VIOLATIONS: 47-19.4.D.1. COMPLIED  
THERE IS A BULK CONTAINER STORED IN FRONT OF THE ABOVE PROPERTY WITHOUT HAVING A DUMPSTER ENCLOSURE.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE PARKED/STORED ON THE PROPERTY.

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

Officer Caracas presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$150 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$150 per day, per violation.

**Case: CE24120326**

Address: 1637 N VICTORIA PARK RD

Owner: STREAM HOLDINGS LLC

Service was via posting at the property on 3/17/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY INCLUDING PLASTIC BOTTLES, CANS AND YARD DEBRIS. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE23070887. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-304(b)  
THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

VIOLATIONS: 9-306  
STRUCTURAL PARTS SUCH AS SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE23070887. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

Special Magistrate Hearing

March 27, 2025

Page 23

REQUIRED. THERE ARE SECTIONS WHICH ARE DAMAGED AND HAVE MISSING SLATS. THIS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE23070887. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

Officer Noel presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$150 per day, per violation and a finding of fact that violation 18-12.(a) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$150 per day, per violation and found for the City that violation 18-12.(a) had existed as cited.

**Case: CE24070475**

Address: 1044 NE 15 AVE A

Owner: 1044NE15THAVE LLC

Service was via posting at the property on 3/5/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN AND AROUND THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (PREVIOUS CASES CE23110143) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

VIOLATIONS: 9-306  
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 Noel presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$150 per day, per violation and a finding of fact that violation 18-12.(a) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$150 per day, per violation and found for the City that violation 18-12.(a) had existed as cited..

**Case: CE24090570**

Address: 731 NE 17 WAY

Owner: MOON, VICKY ANN

Service was via posting at the property on 3/5/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN AND AROUND THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (PREVIOUS CASES CE21090348) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Special Magistrate Hearing

March 27, 2025

Page 24

VIOLATIONS: 9-304(b) COMPLIED  
THE GRAVEL/PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DIRTY AND DISCOLORED. THERE IS WEEDS/GRASS GROWING THROUGH THE GRAVEL AND PAVERS.

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

VIOLATIONS: 9-305(a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY WHICH IS INHIBITING PEDESTRIAN TO WALK ON THE SIDEWALK FREELY.

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

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

Officer Noel presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day and a finding of fact that violation 18-12.(a) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day and found for the City that violation 18-12.(a) had existed as cited.

**Case: CE24080292**

Address: 745 NE 15 AVE

Owner: SJGG HOLIDAY PARK LLC

Service was via posting at the property on 3/8/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 18-1. COMPLIED  
THERE IS LARGE POOL OF WATER IN THE PARKING LOT OF THIS LOCATION, THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-20.20.(H)  
THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS CRACKS/DAMAGED. THERE ARE AREAS WITH STAINS AND DIRT/OIL.

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

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

Special Magistrate Hearing

March 27, 2025

Page 25

**Case: CE24110230**

Address: 1415 SW 28 ST

Owner: GIL, LUIS & GLADYS N

Service was via posting at the property on 3/1/25 and at 1 East Broward Blvd. on 3/14/25.

Mohammad Dayem, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c) COMPLIED  
A TRAILER WITH FLORIDA TAG NUMBER CR7737 (EXPIRATION 01/25) IS PARKED ON THE PUBLIC RIGHT-OF-WAY SWALE.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS IN DISREPAIR, EXHIBITING CRACKS AND MISSING SECTIONS OF ASPHALT.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE AT THE REAR OF THE PROPERTY ON SW 27 CT.

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: 47-34.1.A.1. COMPLIED  
THERE IS OUTDOOR STORAGE: ITEMS, INCLUDING PLASTIC BOXES AND BARRELS, ARE BEING STORED OUTDOORS ON THIS RS-8 ZONED PROPERTY AND ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 47-20.13.G.1.  
THE SWALE AREA HAS BEEN ALTERED BY ADDING GRAVEL AND MULCH WITHOUT OBTAINING RIGHT OF WAY IMPROVEMENT PERMIT.

VIOLATIONS: 47-21.9.K.  
THERE IS GRAVEL ON THE FRONT LAWN EXCEEDING 10% OF THE TOTAL LANDSCAPE AREA.

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

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

**Case: CE25010901**

Address: 2961 SW 19 AVE

Owner: 2961 SW 19TH AVENUE LLC

Service was via posting at the property on 3/6/25 and at 1 East Broward Blvd. on 3/14/25.

Mohammad Dayem, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) COMPLIED FOF  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION AS PER CASE# CE22030057, CASE WILL BE SCHEDULED FOR MAGISTRATE FOR FINDING OF FACT REGARDLESS OF COMPLIANCE.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY, OUTDOOR STORAGE: ITEMS, INCLUDING BUT NOT LIMITED TO: TIRES AND CAR PARTS.

Special Magistrate Hearing

March 27, 2025

Page 26

Officer Dayem 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. Flynn found for the City that violation 18-12.(a) had existed as cited.

**Case: CE24110412**

Address: 2401 SW 17 AVE

Owner: ARBOREAL REAL PROPERTIES CORP; %CHRISTOPHER LANGEN

Service was via posting at the property on 3/1/25 and at 1 East Broward Blvd. on 3/14/25.

Mohammad Dayem, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-20.20.(H) WITHDRAWN

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE MULTIPLE CRACKED WINDOWS.

VIOLATIONS: 47-19.9 COMPLIED

THERE IS OUTDOOR STORAGE AT THIS PROPERTY. OUTDOOR STORAGE ITEMS INCLUDES PLASTIC BOXES, TILES, BRICKS AND VEHICLES PARTS, ARE BEING STORED OUTDOORS ON THIS RD-15 ZONED PROPERTY AND ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE MULTIPLE VEHICLES MISSING TAGS PARKED ON THIS PROPERTY AS FOLLOWS:

1- WHITE NISSAN MURANO. 2- GREY JEEP CHEROKEE (TOWED).

VIOLATIONS: 9-363 COMPLIED

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

VIOLATIONS: 47-20.13.B.1.b

THERE IS A GRAVEL PARKING FACILITY AT THIS RD-15 ZONED MULTI-FAMILY RESIDENCE, GRAVEL IS NOT PERMITTED IN MULTIFAMILY RESIDENCE.

VIOLATIONS: 47-20.13.F.

THERE IS PROHIBITED GRAVEL FOR MULTIFAMILY PROPERTY IN RIGHT OF WAY.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 9-280(b) within 28 days and with the remaining violations within 91 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(b) within 28 days and with the remaining violations within 91 days or a fine of \$100 per day, per violation.

**Case: CE24120469**

Address: 3300 SW 11 AVE C

Owner: LIMOUSINES OF SOUTH FLORIDA INC

Service was via posting at the property on 3/5/25 and at 1 East Broward Blvd. on 3/14/25.

Special Magistrate Hearing

March 27, 2025

Page 27

Mohammad Dayem, 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. THE SWALE HAS AREAS OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 9-280(h)(1)  
THE CHAIN LINK FENCE AT THE PROPERTY IS IN A STATE OF DISREPAIR, PORTION OF THE FENCE IS LEANING AND THE TOP BAR IS BROKEN.

VIOLATIONS: 47-20.20.(H) COMPLIED  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY, EXHIBITING NUMEROUS ASPHALT CRACKS AND MISSING PATCHES.

VIOLATIONS: 18-4.(c) (TOWED) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE SWALE OF THE PROPERTY, A WHITE FORD F250 PICKUP WITHOUT A TAG PARKED ON THE PUBLIC RIGHT OF WAY, VIN:1FTSW20545ED06529.

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

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

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

**Case: CE25010450**

Address: 1113 SW 20 ST

Owner: BOYD, WILLIAM S EST

Service was via posting at the property on 3/6/25 and at 1 East Broward Blvd. on 3/14/25.

Mohammad Dayem, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-308(b) COMPLIED  
ROOF NOT BEING MAINTAINED IN WELL-KEPT APPEARANCE. THERE ARE STAINS, 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 INCLUDING SOFFITS, FACIA, AND WINDOWS UMBRELLAS THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE CE22020779. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED  
DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION SHOWING STAINS, MULTIPLE CRACKS AND CHIPPING CONCRETE.

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

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

Ms. Flynn found for the City that violation 9-306 had existed as cited.

Special Magistrate Hearing

March 27, 2025

Page 28

**Case: CE25010154**

Address: 1410 W STATE ROAD 84

Owner: RACETRAC PETROLEUM INC #553; %SILVER OAK ADVISORS

Service was via posting at the property on 3/5/25 and at 1 East Broward Blvd. on 3/14/25.

Mohammad Dayem, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(a) COMPLIED  
THERE IS A DERELICT VEHICLE LOCATED ON THIS PUBLIC PROPERTY. BLACK CHEVY SUV NO PLATE, VIN: 1GNKRJED2BJ37254.

VIOLATIONS: 18-12.(a)  
THERE IS TRASH AND DEBRIS ON THE EASTSIDE SWALE AT SW 14 STREET AND ON THE REAR SWALE OF THE PROPERTY FACING SW 27 ST.

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

VIOLATIONS: 47-21.16.A.  
THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THE FRONT LAWN OF THIS PROPERTY.

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

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

**Case: CE25010071**

Address: 1434 SW 33 ST

Owner: 1434 HAGE PROPERTY LLC

Service was via posting at the property on 2/28/25 and at 1 East Broward Blvd. on 3/14/25.

Mohammad Dayem, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY, OUTDOOR STORAGE IN FRONT, BACK AND SIDES OF THE BUILDING: ITEMS INCLUDING BUT NOT LIMITED TO TIRES, BRICKS, FURNITURE, A SHOPPING CART, VEHICLE PARTS AND MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION, SEE CASE CE21020539. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED  
THERE IS A BLACK VEHICLE PARKED ON THE GRASS/LAWN AREA AT THE REAR OF THE PROPERTY.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION, SEE CASE CE21020539. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FRONT WALL OF THE

Special Magistrate Hearing

March 27, 2025

Page 29

PROPERTY IS STAINED. THERE ARE AREAS OF THE FASCIA THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 28 days and with 9-305(b) within 91 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1. within 28 days and with 9-305(b) within 91 days or a fine of \$100 per day, per violation.

**Case: CE25010890**

Address: 417 NE 11 AVE

Owner: BENT PHILIPSON REV TR; PHILIPSON, BENT TRUSTEE

Service was via posting at the property on 3/5/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 9-305(b) COMPLIED

THE LANDSCAPE AT SWALE OF THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24020296. THIS CASE WILL BE BROUGHT TO HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

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

Ms. Flynn found for the City that the violation had existed as cited.

**Case: CE24120459**

Address: 3381 SW 11 AVE

Owner: HUNTER, DAVID WILLIAM JR; LYLE BOYER REAL ESTATE TR ETAL

Service was via posting at the property on 3/6/25 and at 1 East Broward Blvd. on 3/14/25.

Mohammad Dayem, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, PALM FRONDS, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS REAR.

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE TWO TRAILERS PARKED ON THE PROPERTY WITHOUT A TAG.

VIOLATIONS: 9-305(b)

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

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

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

**Case: CE25020508**

Address: 5451 NE 22 AVE

Owner: PJ VACATION 111 LLC; PEREIRA, EUZEBIO ET AL

Service was via posting at the property on 3/11/25 and at 1 East Broward Blvd. on 3/14/25.

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

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

Special Magistrate Hearing

March 27, 2025

Page 30

THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE24060009- PARKING, NOISE CE24100650- EXPIRED CERTIFICATE.

Officer Champagne presented the case file into evidence and recommended suspending the certificate for 180 days, effective on 4/6/25.

Ms. Flynn found in favor of the City and suspended the certificate for 180 days, effective on 4/6/25.

**Case: CE25020138**

Address: 1613 SW 5 CT

Owner: MANN, TINA S; MUELLER, ROLAND

Service was via posting at the property on 3/8/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$250 per day.

**Case: CE25020144**

Address: 1508 SW 5 CT

Owner: DREWRY, KYLE JEFFERY; THETFORD, TAYLOR

Service was via posting at the property on 3/13/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$250 per day.

**Case: CE25010824**

Address: 2964 SW 17 ST 1-2

Owner: GARCIA, SARA B H/E; GARCIA, RUBEN JOSE GONZALEZ

Service was via posting at the property on 3/8/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$250 per day.

**Case: CE25020328**

Address: 2407 NASSAU LN

Owner: CHOWDHURY, HASSAN A

Service was via posting at the property on 3/8/25 and at 1 East Broward Blvd. on 3/14/25.

Special Magistrate Hearing

March 27, 2025

Page 31

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

VIOLATIONS: 15-272(a) COMPLIED

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION OF CASE CE25010371 WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING UNLESS A VALID CERTIFICATE IS OBTAINED.

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.

Ms. Flynn found for the City that the violation had existed as cited.

**Case: CE25010391**

Address: 1243 NE 12 AVE A-B

Owner: ESPINOZA, ROBERTO

Service was via posting at the property on 3/13/25 and at 1 East Broward Blvd. on 3/14/25.

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

Officer Acquavella presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$250 per day.

**Case: CE24110012**

Address: 2500 BAYVIEW DR

Owner: CHAVEZ, PAUL ANDRES

This case was first heard on 1/14/25 to comply by 1/29/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Ms. Flynn imposed the \$3,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE24110024**

Address: 1406 NE 15 AVE 1-4

Owner: SAKCLA LLC

This case was first heard on 1/14/25 to comply by 1/29/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Ms. Flynn imposed the \$3,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE24110088**

Address: 4040 GALT OCEAN DR 806

Owner: MALONE, JAMES P LE; HEPTING, KRISTI A MALONE

This case was first heard on 1/14/25 to comply by 1/29/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,750 and the City was requesting imposition of the fines, which would continue to

Special Magistrate Hearing

March 27, 2025

Page 32

accrue until the property was in compliance.

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

Ms. Flynn imposed the \$2,750 fine, which would continue to accrue until the property was in compliance.

**Case: CE25010921**

**CITATION**

Address: 2612 KEY LARGO LN

Owner: LOUIS HOLDING COMPANY LLC

This case was cited on 1/29/25 to comply by 1/30/25. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$250 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$250 fine.

**Case: CE24100351**

Address: 2835 SW 18 TER 1-2

Owner: 1571 LAND TRUST LLC

This case was first heard on 1/30/25 to comply by 2/9/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,250 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE24110718**

Address: 490 SE 21 ST 1-7

Owner: BEBLUK, WILLIAM &; ROGOWSKI, RONALD R EST

This case was first heard on 1/30/25 to comply by 2/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,100 fine, which would continue to accrue until the property was in compliance.

**Case: CE24100678**

Address: 650 N RIO VISTA BLVD

Owner: ARGIROPOULOS, KIRIACOS

This case was first heard on 1/14/25 to comply by 2/11/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$100 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE24110107**

Address: 108 NE 16 AVE

Owner: ALIRE LTD

This case was first heard on 1/30/25 to comply by 2/27/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jean Claude Noel, Code Compliance Officer,

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

Special Magistrate Hearing

March 27, 2025

Page 33

**Case: CE24020120**

**VACATE OIF & REIMPOSE**

Address: 1208 SW 31 ST

Owner: CONSEPCION VAZQUEZ,  
JOSE H/E; VASQUEZ, CATARINO ETAL

This case was first heard on 7/25/24 to comply by 8/4/25 and 8/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,200 and the City was requesting the full fine be imposed.

This was a request to vacate the Order Imposing the Fines reimpose the fines.

Ms. Flynn vacated the Order Imposing the Fines and imposed the \$13,200 fine

**Case: CE24070514**

**VACATE & CLOSE**

Address: 908 SW 7 ST

Owner: ROBERTSHAW, MICHAEL JOHN;  
VALENCIA, ERICA GRISEL

This was a request to vacate the Order Imposing the Fines and close the case.

Ms. Flynn vacated the Order Imposing the Fines and closed the case.

**Case: CE24020278**

**VACATE VIOLATIONS 9-304(b) & 9-280(h)(1)**

Address: 700 NW 17 AVE

Owner: JACKSON, MAMIE PEARLE EST

This was a request to vacate violations 9-304(b) and 9-280(h)(1) from the case.

Ms. Flynn vacated violations 9-304(b) and 9-280(h)(1) from the case.

**Case: CE24110098**

**VACATE VIOLATION 18-12.(a)**

Address: 1515 SW 23 AVE

Owner: HAND, DAVID

This was a request to vacate violation 18-12.(a) from the case.

Ms. Flynn vacated violation 18-12.(a) from the case.

**Case: CE24100675**

**ORDERED TO REAPPEAR**

Address: 1715 SE 10 ST

Owner: LEVESQUE-CASTONGUAY, LYNE D; CASTONGUAY, RAYMOND

This case was first heard on 1/30/25 to comply by 3/27/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Gustavo Caracas, Code Compliance Officer, recommended a 119-day extension.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue.

**Case: CE24110082**

**REQUEST FOR EXTENSION**

Address: 3371 SW 23 ST

Owner: MALONE, DAVID

This case was first heard on 2/11/25 to comply by 3/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,200.

Bernstein Saimbert, Senior Code Compliance Officer, recommended a 91-day extension.

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

Staff entered pages 52 and 53 of complied, closed, withdrawn and rescheduled cases 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:

**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:

CE24120337                      CE25010860

**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:

CE24110228

**Cases Withdrawn**

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

None

**Cases with No Service**

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

None

**Respondent Non-Appearance**

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

None

There being no further business, the hearing was adjourned at 1:17 PM.

  
Special Magistrate

ATTEST:  
  
CLERK, SPECIAL MAGISTRATE